



£375,000

Highfield Lodge, Welton-Le-Marsh, Spilsby, Lincolnshire, PE23 5TA

NEWTONFALLOWELL



Welton-Le-Marsh

Spilsby, Lincolnshire, PE23 5TA

£375,000 Freehold

NEWTONFALLOWELL 

'Highfield Lodge' is an individually designed four bedroom detached house located in the Lincolnshire Wolds village of Welton-le-Marsh. Positioned on an elevated plot measuring roughly 0.4 acre (subject to survey), the property offers flexible living accommodation along with ample outside space!

The internal living space is finished to very high specification with stand out features like oak internal doors and solid oak flooring. The accommodation is split between two main levels with a further ground floor level providing a double garage, utility room and workshop/office space. The main living accommodation briefly consists of a welcoming entrance hall leading into a 26ft long kitchen dining space which in turns flows round into the lounge having double doors out onto the patio area and rear garden beyond. On this level you will also find a WC shower room along with a rear porch area providing further access to the rear garden.

Moving along and up a small set of steps are the bedrooms and main family bathroom. All of the bedrooms are double in size and benefit from large windows allowing plenty of light to flood in.

Externally the property benefits from ample off road parking and a driveway leads to the double garage. There is also a small lawned area to the front of the property with mature borders. A further lawned area extends out towards the side elevation of the property and provides extra garden space but the majority of the gardens can be found to the rear of the property. A patio area provides outdoor seating space and the rest of the gardens are mainly laid to lawn with mature trees and borders. To the rear of the plot there is a further grassed area currently being used a small paddock for goats.

Welton-le-Marsh is a very traditional and popular village located towards the foot of the Lincolnshire Wolds, an area of outstanding natural beauty. The market town of Spilsby is just a few miles away and the larger, seaside town of Skegness is roughly a 15 minute drive away.

Unique properties such as this don't often hang around so call now to view on 01790 755222



WELCOME TO HIGHFIELD LODGE

The accommodation in brief comprises:

ENTRANCE HALL

20'10" x 8'8" (6.35m x 2.64m)

SHOWER ROOM

6'10" x 4'7" (2.08m x 1.40m)

REAR PORCH

8'2" x 7'6" (2.49m x 2.29m)

LOUNGE

23'4" x 13'2" (7.11m x 4.01m)

DINING KITCHEN

26'1" x 9'10" (7.95m x 3.00m)

FIRST FLOOR LANDING

BEDROOM ONE

13'7" x 11'5" (4.14m x 3.48m)

BEDROOM TWO

11'5" x 9'9" (3.48m x 2.97m)

BEDROOM THREE

12'0" x 9'1" (3.66m x 2.77m)

BEDROOM FOUR

10'11" x 9'1" (3.33m x 2.77m)

BATHROOM

8'6" x 7'5" (2.59m x 2.26m)

UTILITY ROOM

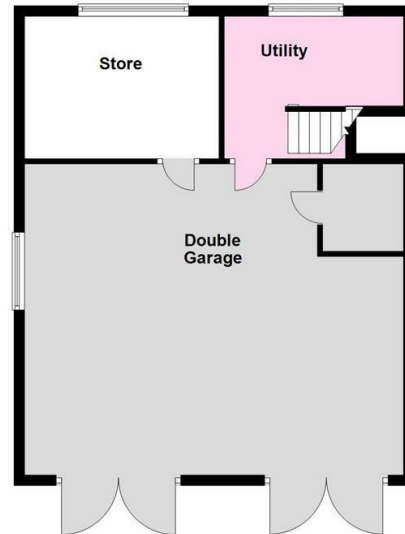
11'3" x 9'1" (3.43m x 2.77m)

WORKSHOP/OFFICE

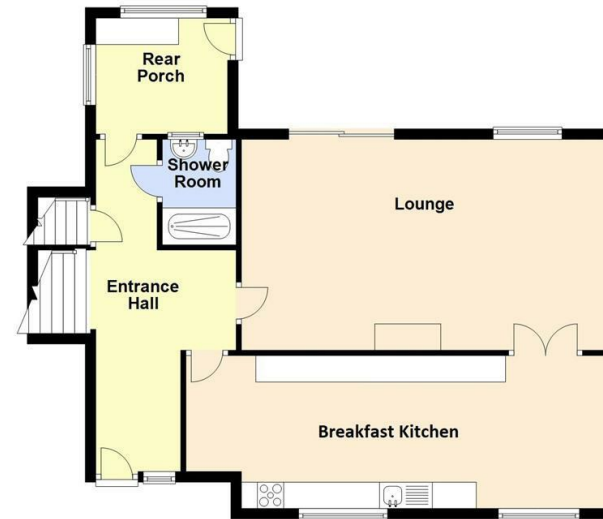
12'0" x 9'1" (3.66m x 2.77m)

DOUBLE GARAGE

23'7" x 19'5" (7.19m x 5.92m)

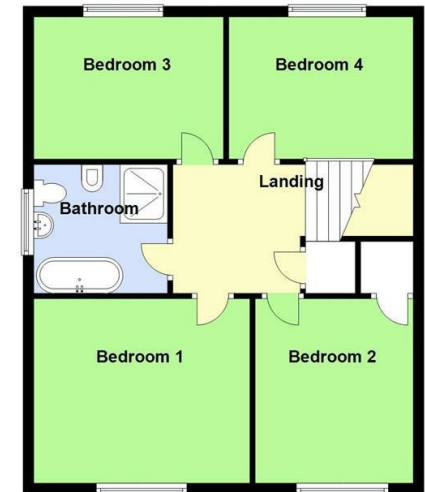


Ground Floor
Approx. 74.2 sq. metres (798.8 sq. feet)



Total area: approx. 201.4 sq. metres (2168.0 sq. feet)

First Floor
Approx. 65.9 sq. metres (709.1 sq. feet)





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THE PLOT

The property occupies a plot of approximately 0.4 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity and water connected. Drainage is provided via a Klargester sewage treatment system. Heating is via a dual fuel boiler served by radiators and the property is double glazed. The current council tax is band C.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		43	68

England & Wales EU Directive 2002/91/EC