



# Marzion

Any discussion of our most sought-after local areas would inevitably include a mention of Woodhall Spa, its equally picturesque outskirts and of course the stunning Lincolnshire Wolds. For buyers aspiring to live in this area then, Marzion could prove to be ideal, as it's excellently positioned for enjoying the area. However for me, it's the combination of the location, coupled with the plot itself which makes Marzion so special, - it really is a lovely size plot and just so scenic, nestled in an expanse of mature trees with open field views to the front.

The house itself has been subject to a thorough renovation and is set well back within the plot, but even glimpsed from the road the property looks undeniably substantial. Even so, viewers will be pleasantly surprised by the standard of the accommodation, which feels 'just-built' so could be perfect for buyers who favour a new-build, but are struggling to find something that offers the quality or individual feel they are looking for.

The ground floor has been fitted with underfloor heating throughout and has both a traditional front entrance and a boot room to the side leading directly to the cloakroom and to the kitchen. In the latter, the sellers have succeeded in creating a spacious open-plan family space with ample room for cooking and dining or simply relaxing in front of the woodburning stove. The ground floor is completed with a utility and a traditional lounge with bay-window overlooking neighbouring fields. The first floor is similarly spacious – all four bedrooms, are doubles, with the master bedroom including an en-suite shower room. The bathroom features a four-piece suite with double ended bath and both the en-suite and the bathroom have underfloor heating.

Viewers will be pleased to note that in addition to the remodelling of the house, the sellers have also invested considerably outside. This includes redesigning the garden and driveway, new perimeter fencing and adding a detached garage/workshop with electric doors to both front and side.

- Beautifully Renovated, Individual Family Home
- Sought-After Location, Close To Woodhall Spa & The Lincolnshire Wolds
- Views Over Neighbouring Fields
- Extensive Parking, Garage/Workshop & Generous Gardens
- Four Bedrooms, Three Reception Rooms Incl. Snug With Woodburning Stove
- Four-Piece Bathroom & En-suite Shower Room
- Oil-Fired Central Heating With Underfloor Heating to the Ground Floor
- Offered With No Onward Chain
- Tenure: Freehold. Council Tax 'D'. Drainage – Modern Waste Treatment Plant. EPC 'D'





2



**Entrance** via a part glazed composite door into the **Entrance Hall** - Having tiled floor, power points, recessed lighting, and door through to the:

**Utility Room 2.35m x 1.71m** reducing to **1.01m** - The utility has uPVC window overlooking the front, cupboard units to both base and eye level with spaces for utility appliances and with stainless steel style sink drainer, splashback tiling, smoke alarm, and extractor fan. A further door from the entrance hall leads through to the inner hall with stairs to the first floor and door through to the:

**Open Plan Living Kitchen** - Here the sellers have succeeded in creating a wonderful family space which opens out to the garden, ideal for entertaining and combines a comprehensively equipped kitchen with dining room, and snug area.

**Kitchen 5.45m x 3.93m** - The kitchen overlooks the extensive rear garden, and comprises a comprehensive range of fitted cupboard, and drawer units to both base and eye level including, deep pan drawers, integral wine racks, integral waste baskets, and glass fronted display cabinets - all complimented with solid work surfaces and with an inset stainless steel sink and drainer. Integral appliances include eye level double oven, fridge freezer, and dishwasher. The kitchen also features a substantial central island with breakfast bar to one side, further cupboards, and drawers, and induction hob with integral extractor. Door through to a **Walk-In Cupboard** - with uPVC window to the side, light and small latch door to the further understairs space. Further door gives access to the **Boiler cupboard** - Housing the 'Grant' oil-fired central heating boiler and having pipework and controls for the under-floor heating.

**Dining Area and Snug 6.96m x 3.29m** - With French doors opening out to the rear garden, the dining area extends into the open plan Snug which features a Parkray Aspect woodburning stove and has door through to the lounge.

**Lounge 4.19m into bay x 3.46m** – The lounge features a wide bay window to the front which overlooks the driveway and neighbouring fields.

The Kitchen also has a door from the side entrance/ **Boot Room** – Having uPVC part-glazed door and uPVC windows, continuation of the tiled floor and door to the cloakroom.

**Cloakroom / WC** – Continuation of the tiled floor, concealed flush WC with cupboard, hand basin with mixer tap and extractor fan.

**First Floor Accommodation** – Landing – Having loft access, smoke alarm and doors arranged off to:

**Bathroom** – Featuring under-floor heating and comprising a luxury four-piece suite of freestanding style double-ended bath with freestanding bath/shower mixer tap, corner shower enclosure with rain head and hand-held shower, vanity basin with mixer tap, cupboards and concealed-flush WC. Tiled walls, heated towel rail and mirror with touch light.

**Master Bedroom 3.26 x 2.98m** – The master bedroom enjoys lovely views over the properties own grounds to the rear and has radiator and an en-suite shower room.

**En-suite:** With tiling to the walls and tiled floor with underfloor heating, one-and-a-half size shower enclosure with both rain head and hand-held shower, vanity basin with mixer tap, cupboards and concealed flush WC. Mirror with touch light, shaver point and heated towel rail.

**Bedroom Two 4.34 x 3.43** – Also a generous double, bedroom two has uPVC bay window overlooking the front and the neighbouring fields. Radiator.

**Bedroom Three 3.41m x 3.45m red. to 2.93m** – Bedrooms three and four are also double bedrooms with bedroom three having uPVC window to the side, radiator.

**Bedroom Four 3.22m x 2.68m** - Having uPVC window overlooking the rear garden. Radiator.







## Outside

Marzion benefits from a particularly generous plot with superb open views over neighbouring fields to the front and being secluded to each side by mature trees, bordered with post-and-rail and panel fencing.

The plot enjoys an extensive garden to the rear which combines lawn with a substantial patio area. As can be seen from the photos, the south-west facing garden was bathed in full sun during our visits, perfect for the afternoon/evening. The front offers easy parking for numerous vehicles, ample space for a caravan or motorhome etc. with the driveway extending alongside the property to give access to the:

**Detached Tandem Garage/ Workshop 9.5m x 4.4m** – Featuring electrically operated roller doors to the front and side, power, lighting and cold water tap. The garage also has outside lights to the front and the garden-side, complimenting the outside lights on the main house which have been fitted to all sides.







**NOTE:** All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.



22 Dolphin Lane, Boston  
Lincolnshire PE21 6EU  
T| 01205 336122  
E| sales@fairweather-estateagents.co.uk

