



# CHOICE PROPERTIES

*Estate Agents*

Welton View Lincoln Road,  
Louth, LN11 0QU

Price £425,000



Choice Properties are delighted to bring to market this stunning four bedroom detached house in Welton Le Wold. This property boasts spacious rooms and large uVPC windows throughout allowing it to be abundantly light and bright and this creates a natural flow from room to room. The main features of this property include the almost endless countryside views of The Lincolnshire Wolds (AONB) that can be found to the rear of the property and the large garage that can be used as a workshop. Early viewing is highly advised.

With the additional benefit of UPVC double glazing throughout, the spacious and well proportioned internal living accommodation comprises:-

### **Hallway**

6'2 x 10'1

With UPVC entrance door. Storage cupboard housing consumer unit. Under stair storage cupboard. UPVC window to front aspect. Stairs to first floor landing. Radiator. Power points. Telephone point. Door to sitting room. Door to:-

### **Open Plan Kitchen/Living/Diner**

26'2 x 26'5

Fitted with wall and base units with work surfaces over. Four ring electric hob with extractor hood over and tiled splash back. 1 1/2 bowl sink with mixer tap and drainer. Island with fitted drawer units and integrated wine cooler. Integral oven. Integral microwave. Multi fuel stove and burner with back boiler proving hot water. Space for double fridge freezer. Velux windows. UPVC windows to dual aspects. Radiator. Power points. Tv aerial point. UPVC door leading to garden. Door to:-

### **Utility Room**

5'11 x 3'2

With UPVC double glazed entrance door leading to driveway. Fitted wall units. Work surface with space and plumbing for Washing machine and dryer under. Power points. Door to:-

### **WC**

5'10 x 2'8

Fitted with a wash hand basin with mixer tap set over vanity unit and push flush w.c. Part tiled walls. Radiator. UPVC window to rear aspect.

### **Sitting Room**

16'7 x 10'2

Log burner with marble hearth and tiled surround. Radiator. Power points.

### **Landing**

6'1 x 7'4

Access to loft. Power points. Radiator.

### **Bedroom 1**

12'2 x 14'4

With fitted wardrobe in integrated dressing room area. UPVC french doors leading to balcony with extensive wolds views. Radiator. Powerpoint. Telephone point. Door to:-

### **Ensuite**

5'5 x 5'9

Fitted with a three piece suite comprising corner shower cubicle with electric shower, wash hand basin set over vanity unit with tiled splash back and mixer tap, and push flush w.c. Tiled walls, Chrome heated towel rail. Spot lighting. Extractor. UPVC window to side aspect.

### **Bedroom 2**

11'4 x 8'11

Power points. Radiator. UPVC window to side aspect.

### **Bedroom 3**

11'2 x 6'7

Power points. Radiator. UPVC window to side aspect.

### **Bedroom 4**

8'11 x 7'5

Power points. Radiator. UPVC window to front aspect.

## **Bathroom**

8'11 x 6'11

Fitted with a modern four piece suite comprising corner cubicle shower, panelled bath with mixer tap, large wash hand basin set over vanity unit with mixer tap, and push flush w.c. Vertical tall flat panel radiator. Extractor. UVPC window to side aspect.

## **Garage**

23'9 x 13'1

Large brick built garage fitted with power and lighting. Bifold garage doors. UVPC pedestrian entrance door. Beamed ceilings. Separate consumer unit from main property. UVPC window to side aspect.

## **Gardens**

To the rear the property boast a generously sized fully enclosed private laid to lawn garden with pièce de résistance being the uninterrupted views of the Lincolnshire Wolds AONB stretching as far as the eye can see. The property also benefits from a large laid to lawn front garden allowing the property to be set back a great distance from the road providing more peace and serenity.

## **Driveway**

Large gravelled driveway with space for several vehicles.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **Making An Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

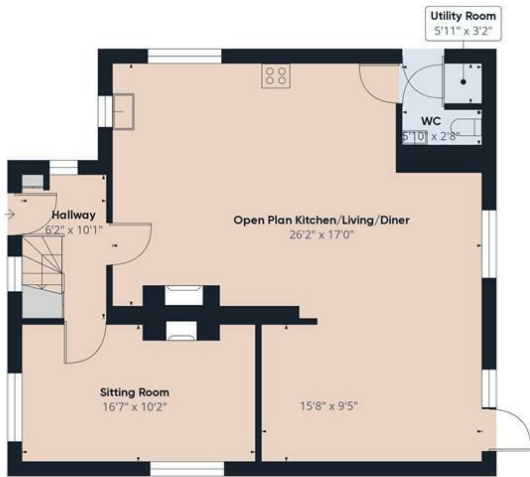
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

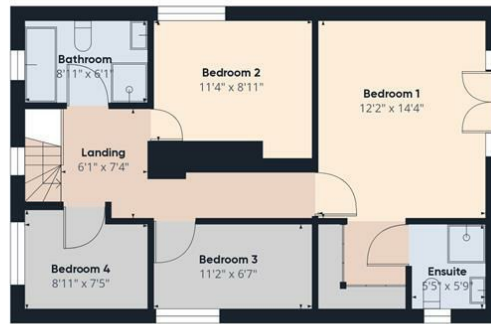








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
1764.2 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

From Louth town centre, head towards the bypass along the B1200. At the roundabout take the second exit towards Market Rasen. Continue until the fork in the road where you will fork left towards Wragby and Lincoln. Continue for 2.5 miles and you will find the property on your left hand side immediately after CP Autos.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

