



Rose Lea, Hanby Lane, Welton Le Marsh,
Spilsby, Lincs, PE23 5TQ



£229,950



Key Features

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- LOUNGE/DINER & KITCHEN
- DRIVEWAY, CAR PORT & GARAGE
- ENCLOSED REAR GARDEN
- OIL CENTRAL HEATING
- WOLDS VILLAGE LOCATION
- EPC RATING D





A detached bungalow set in the peaceful Wolds village of Welton-Le-Marsh. Having well presented accommodation comprising: entrance hall, lounge/diner, fitted kitchen, two double bedrooms and bathroom. Outside the property has a lawned front garden, a driveway providing off-road parking, a car port, garage and enclosed rear garden. The property benefits from oil fired central heating and double glazing. EPC Rating D



ACCOMMODATION

Part glazed side entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, built-in airing cupboard housing hot water cylinder with shelving and access to loft space with ladder.

LOUNGE/DINER

6.34m x 3.5m (20'10" x 11'6")

Having two windows to front elevation, further window to side elevation, coved ceiling, two radiators and television aerial & telephone connection points.



KITCHEN

4.03m x 2.7m (13'2" x 8'11")

Having window to rear elevation, coved ceiling, radiator, wood effect flooring and built-in cupboard housing oil fired boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards, drawers, space & plumbing for automatic washing machine under, cupboards over. Work surface return with space for electric cooker, cupboards under, cupboards & extractor over.

BEDROOM 1

3.64m x 3.02m (11'11" x 9'11")

Having window to rear elevation, coved ceiling, radiator and television aerial connection point.

BEDROOM 2

3.63m x 2.87m (11'11" x 9'5")

Having window to front elevation, coved ceiling and radiator.

BATHROOM

2.68m x 2.07m (8'10" x 6'10")

Having window to rear elevation, radiator, tiled walls and tiled floor. Fitted with a suite comprising: panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





EXTERIOR

To the front of the property there is a lawned garden with borders. A rubber crumb driveway provides off road parking and extends down the side of the property where there is a car port and access to the:

GARAGE

5.38m x 2.36m (17'8" x 7'8")

Having up-and-over door, window & service door to side, light and power.

REAR GARDEN

Having a shaped lawn with borders, concrete area with greenhouse, rockery, garden shed and oil storage tank.



TENURE

Freehold.

SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed.

VIEWING

By appointment with Newton Fallowell - telephone 01754 766061

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B - 2024/25 - £1,644.65

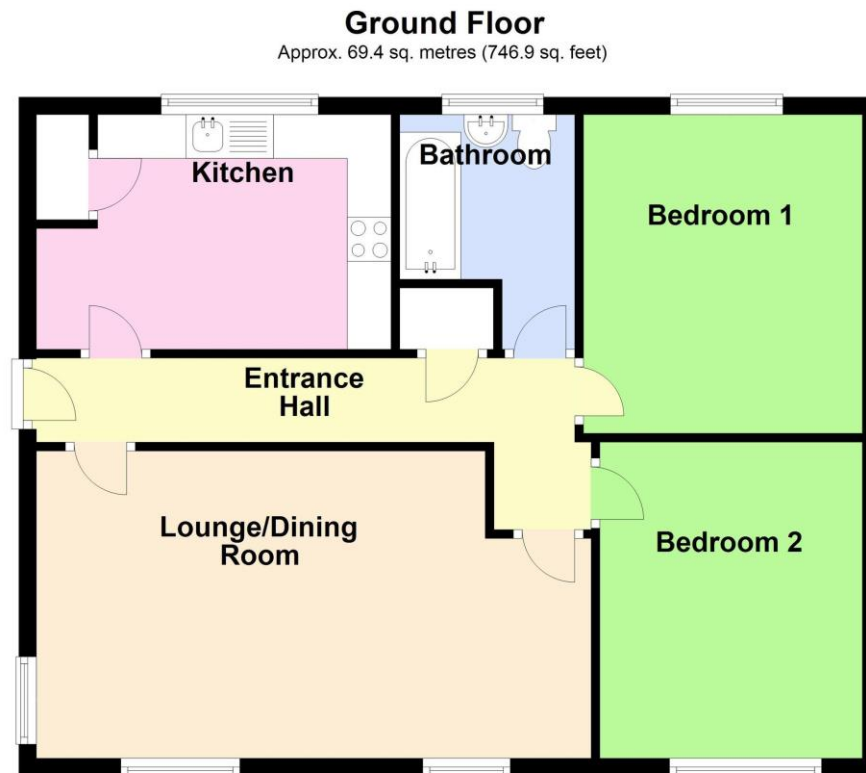
AGENTS NOTES

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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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