



# CHOICE PROPERTIES

## *Estate Agents*

Woodview Hanby Lane,  
Welton-Le-Marsh, PE23 5TH  
Price £375,000



Choice Properties are delighted to offer for sale this most spacious detached family home, occupying a pleasant position in the sought after village of Welton Le Marsh. Boasting four bedrooms and three reception rooms, there is ample space to make this your perfect family home. Contact our Alford branch now to book your viewing!

This spacious internal accommodation comprises:

**Entrance Hall**

Staircase to the first floor landing. Doors to:

**Reception Room**

Spacious, light and airy reception room. TV aerial point. Open fire set in feature surround. Double opening doors to the garden.

**Dining Room**

Open plan with the reception room. Ample space for dining table and chairs.

**Kitchen**

Fitted with base units with work surfaces over, stainless steel sink unit and drainer with taps over, integrated oven and hob. Space for freestanding fridge/freezer.

**Utility**

Plumbing for washing machine.

**WC**

Off the play room and utility.

**Side Entrance**

**Store Room**

**Play Room**

Door leading to:

**Living Room**

With door leading to the garden.

**Landing**

Doors to:

**Bedroom 1**

Spacious double bedroom. Door to Bedroom 2.

**Bedroom 2**

Built in wardrobes. Door to Bedroom 1.

**Bedroom 3**

Double bedroom.

**Bedroom 4**

Double bedroom.

**Bathroom**

Fitted with three piece suite comprising panelled bath tub, hand wash basin and wc.

**Driveway**

Ample off road parking.

**Gardens**

The property is surrounded by expansive gardens mostly laid to lawn. Further photographs and details to follow.

**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 E.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 462277.

### **Opening hours**

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

Saturday 9.00 a.m. to 3.00 p.m.

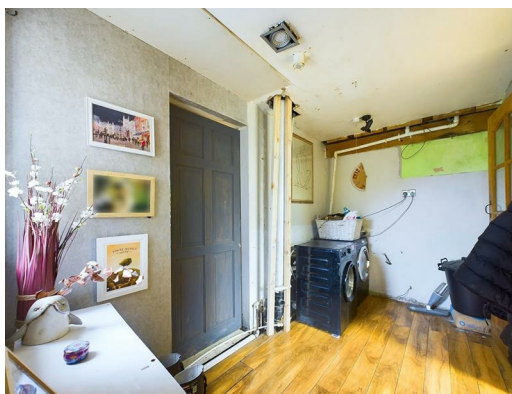
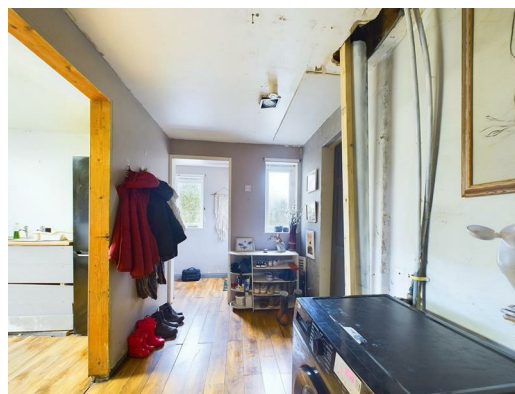
### **Making an offer**

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.

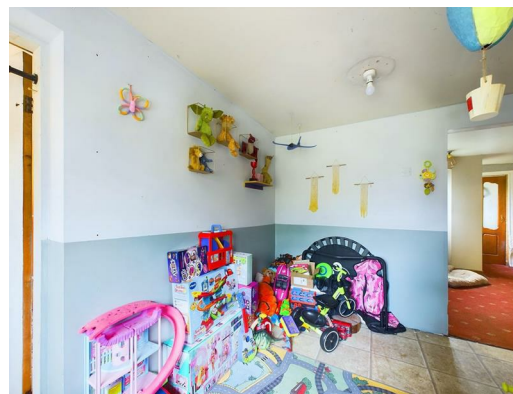
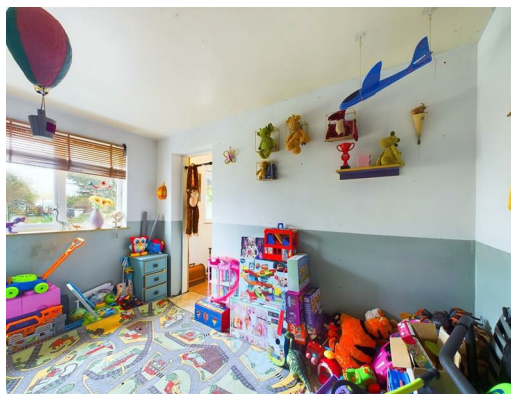
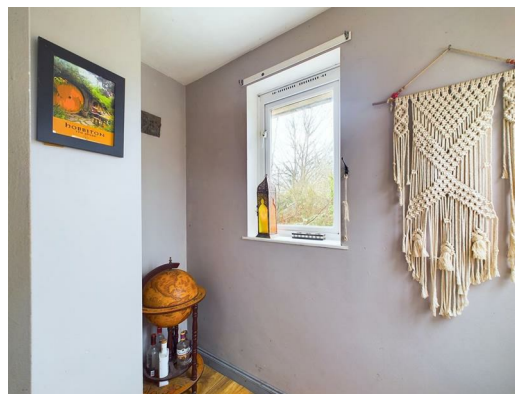
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

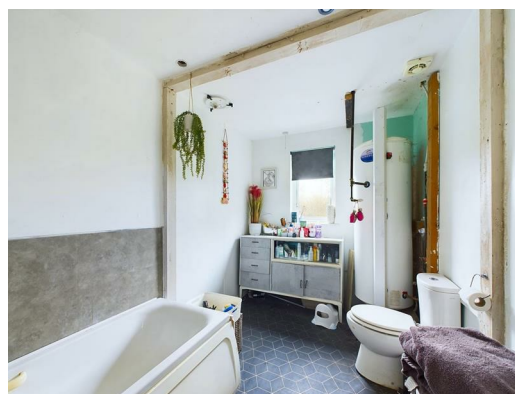
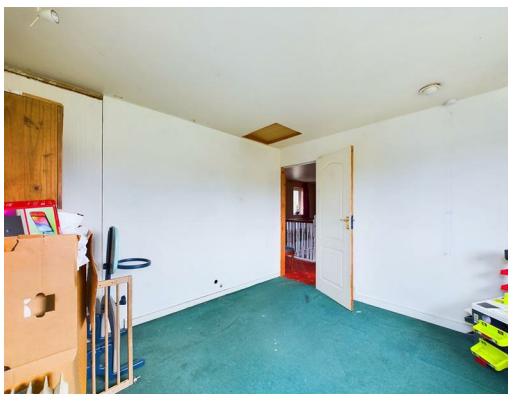














Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1645.69 ft<sup>2</sup>  
**Reduced headroom**  
6.88 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

Please use Postcode PE23 5TH for directions to this property.

