



## Beck Lane, Welton-Le-Marsh, Spilsby, PE23 5SZ

- NEW 2025! BEAUTIFUL and SPACIOUS 1,300 sq ft FOUR bedroom, TWO bathroom (and a W.C.) detached NON-ESTATE HOUSE with NO 'upward CHAIN'
- Detached DOUBLE GARAGE with EXTRAORDINARY PARKING including for caravan if required and EV CHARGING point
- BRILLIANT '83' 'B' ENERGY efficiency RATING, UPVC double glazing including FRENCH doors, COMPOSITE front and rear doors, AIR SOURCE heat pump, radiators and UNDERFLOOR heating
- Triple aspect MODERN fitted KITCHEN LIVING DINING room including external FRENCH and side doors, BUILT-IN APPLIANCES including BOSCH, oven, hob, fridge freezer and dishwasher
- VERY DESIRABLE cul-de-sac lane LOCATION on the boundary of the Lincolnshire WOLDS, a designated AREA of OUTSTANDING NATURAL BEAUTY and in a VILLAGE with its own PUBLIC HOUSE and parish CHURCH
- Front garden and WEST facing rear GARDEN, paved PATIO, external lighting, 2 x external double power sockets and water tap
- Dual aspect LOUNGE with 2 x ceiling lights and FEATURE OPEN FIREPLACE including exposed brick background and marble hearth
- UTILITY room with space/plumbing for 2 x appliances PLUS a full height appliance, cupboard, worktop etc, downstairs MODERN W.C.

**Price £350,000**





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## DESCRIPTION

New 2025, this is a beautiful and spacious 1,300 sq ft, 4 bedroom, 2 bathroom (and a W.C.), detached non-estate house with a brilliant '83' 'B' energy efficiency rating, in a very desirable cul-de-sac lane location that is on the boundary of the Lincolnshire Wolds, a designated Area of Outstanding Natural Beauty and in a village with its own public house and parish church, and there is NO 'upward CHAIN'.

Outside is a detached double garage with extraordinary parking incl for caravan if required and an electric vehicle charging point, as well as front garden and west facing rear garden, paved patio, external lighting, 2 x external double power sockets and water tap.

It also benefits from UPVC double glazing incl French doors, composite front and rear doors, air source heat pump, radiators and underfloor heating. The property consists of spacious entrance hall with cupboard, dual aspect lounge (with 2 x ceiling lights and feature open fireplace incl exposed brick background and marble hearth), modern fitted kitchen living dining room (incl external French and side doors, built-in appliances incl Bosch, oven, hob, fridge freezer and dishwasher), utility room (with space/plumbing for 2 x appliances plus a full height appliance, cupboard, worktop etc), downstairs modern W.C.

Upstairs is the landing, modern bathroom (with separate shower and curved glass shower screen over offset bath, hand basin in vanity unit with double cupboard under and illuminated mirror over, close coupled toilet), dual aspect master bedroom, modern en-suite (with fully tiled shower cubicle having monsoon and flexible hose shower heads, hand basin in vanity with double cupboard under and illuminated mirror over, back-to-wall toilet), and there are the 3 further bedrooms (incl built in wardrobe to bedroom 2). Welton le Marsh is a pleasant rural village on the edge of the picturesque Lincolnshire Wolds within easy driving distance of the coast and very well serviced historic market towns









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Approximate Area = 1323 sq ft / 122.9 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1325096

## Viewings

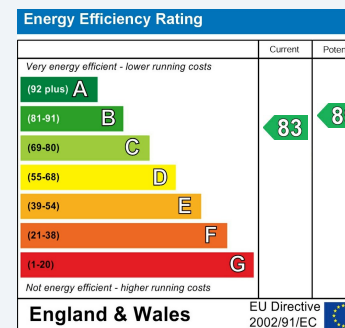
Please contact [horncastle@hunters.com](mailto:horncastle@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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