



CHOICE PROPERTIES

Estate Agents

Thyme Cottage Beck Lane, Welton-Le-Marsh, PE23 5SZ **Asking Price £490,000**



It is a pleasure for Choice Properties to offer for sale this charming detached house, boasting four double bedrooms, a bathroom, shower room and ample living space. Standing proudly on a generously sized plot, the property benefits from spacious and well kept gardens to the front and rear. Early viewing is certainly advised to avoid missing out on this most impressive home!

Benefitting from oil fired central heating, this impressive accommodation comprises:

Entrance Porch

3'0" x 6'1"

Double opening wooden doors to the front.

Hall

7'3" x 5'9"

Radiator. Staircase to the first floor landing.

Main Lounge

12'1" x 17'0"

Spacious reception room with open fire set in brick feature surround. Radiator. TV aerial point. Four feature wall lights.

Dining Room

12'1" x 8'9"

Radiator. Pantry. Three feature wall lights.

Kitchen

9'8" x 18'3"

Stylish fitted kitchen comprising a range of wall and base units with work surfaces over, ceramic sink unit with mixer tap over, space for freestanding fridge/freezer, space for large 'range' style cooker with extractor over, plumbing for dishwasher. Radiator. Double opening doors to the courtyard garden area.

Garden Room

17'1" x 12'4"

With polycarbonate pitched roof. Tri-fold uPVC doors leading to the garden. Thermostat controls. Attractive water feature. Door to garage. Radiator.

Utility Room

5'7" x 8'0"

Wall and base units with work surfaces over, plumbing for a washing machine.

Side Entrance Hall

4'1" x 12'4"

uPVC entrance door. Radiator. Doors to:

Study

7'6" x 6'2"

Radiator.

Reception Room

9'6" x 12'4"

With double opening doors to the garden room. Radiator.

Downstairs WC

5'5" x 2'7"

Fitted with dual flush wc and hand wash basin. Radiator.

First Floor Landing

Loft access. Storage cupboards housing the hot water cylinder. Radiator.

Bedroom 1

12'2" x 10'9"

Spacious double bedroom. Radiator. Open archway to:

Dressing Room

10'1" x 6'4"

Fitted with clothing rails. Radiator.

Bedroom 2

8'7" x 11'11"

Spacious double bedroom. Radiator.

Bedroom 3

15'7" x 8'0"

Spacious double bedroom. Radiator.

Bedroom 4

11'11" x 12'7"

Spacious double bedroom. Radiator.

Bathroom

6'0" x 11'9"

Fitted with white three piece suite comprising till top bath tub with taps and wall mounted electric shower, wc and hand wash basin set in vanity unit. Part tiled walls. Radiator. Spot lighting.

Shower Room

3'3" x 3'9"

Wall mounted electric shower. Tiled walls. Spot light.

Driveway

Providing ample off road parking.

Garage

16'7" x 17'7"

Large garage with electric roller door, mezzanine storage power and lighting.

Garden

The property benefits from spacious and well tended gardens to the front and rear. While the property is fronted by an area laid to lawn with a variety of shrubs and bushes as well as a paved pathway to the front entrance door, the rear garden offers ample space with a large area laid to lawn as well as a side courtyard area, perfect for enjoying the sun.

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

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

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

Opening Hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

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⁽¹⁾

2402 ft²

Reduced headroom

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Alford office head south along South Street and onto Willoughby Road (B1196) continue along this road through Mawthorpe and then into the village of Willoughby itself. Continue through Willoughby and follow B1196 until you reach The Wheel Inn on your right-hand side, and veer right onto Mill Lane. Beck Lane can be found immediately on your right-hand side.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | 68 |
| | | | 49 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

