



Willsons

Four Acres, Welton-Le-Marsh, Alford

£295,000



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SINCE 1842

# Four Acres, Welton-Le-Marsh, Spilsby, Lincolnshire, PE23 5TA

## "AGENT'S COMMENTS"

*This three bedroom detached bungalow set on a slight elevation in the centre of the rural village of Welton-le-Marsh offers a dual aspect living dining room with solid fuel stove, kitchen with separate walk-in pantry, three double bedrooms, bathroom with separate WC plus a further external WC, sizeable driveway, double garage with electric door, vehicle inspection pit and several further outbuildings to include a workshop. The property is positioned to the rear of a landscaped plot of circa 0.25 of an acre, with lawned gardens running to a picturesque stream to one corner. Benefitting from uPVC double glazing and oil-fired central heating throughout, this pretty village bungalow is brought to the market with no onward chain.*

## LOCATION

*Welton le Marsh is a village situated on the edge of the Lincolnshire Wolds which are designated an "Area of Outstanding Natural Beauty". The village offers an active village hall and community, church and is on a bus route between local towns. The small town of Burgh le Marsh is approximately 4 miles away and offers a variety of shops, primary school and doctor's surgery. The neighbouring village of Willoughby offers a primary school and public house with the Market Towns of Spilsby and Alford being circa 6 miles away offering a range of independent shops, supermarkets, doctors surgeries, primary and secondary schools and weekly markets. The larger coastal town of Skegness is approximately 8 miles away.*



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### Front of Property

With attractive frontage on a slight elevations accessed via a sizeable concrete driveway leading to the double garage and area of parking, set to lawns with flowers border and mature shrubs, raised flower beds, vegetable patch, picturesque stream with decorative bridge and landscaping, small fruit trees, boundaries of picket and decorative fencing.

### Entrance Hall

18'0" x 6'6" (5.5m x 2.0m)

Wide central entrance hallway accessed via a uPVC front door with feature glazed panel and corresponding side panel, radiator, door chime, loft access and carpeted flooring.

### Living Dining Room

16'4" x 22'3" x 8'6" min (5.0m x 6.8m x 2.6m min)

Dual aspect 'L'-shaped living dining room with central chimney breast wall with recessed solid fuel stove, tiled hearth and mantle, wall lighting, two radiators, sliding door to the kitchen, carpeted flooring and windows with aspects over the front garden and driveway of the property.

### Kitchen

10'5" x 10'9" (3.2m x 3.3m)

With a range of wall and base units, space and socket for freestanding electric cooker with integrated extractor over, stainless steel sink with 1.5 bowls and mixer tap, space and plumbing for washing machine and slimline dishwasher, worktops with corresponding wall boarding splashback, radiator, sliding door to the pantry, vinyl flooring, window and external partially glazed uPVC door with obscure glazing to the side garden.

### Walk-in Pantry

4'11" x 2'7" (1.5m x 0.8m)

With space for full height fridge freezer with built-in shelving over, high level fuse box, vinyl flooring and window with obscure glazing.

### Bedroom One

11'1" x 8'10" (3.4m x 2.7m)

With full wall of mirrored fitted wardrobes, half of which are double depth to 1.1m, radiator, carpeted flooring and window with aspects to the rear garden.

### Bathroom

8'6" max x 7'6" (2.6m max x 2.3m)

Comprising corner shower cubicle with glazed shower enclosure and tiled surround, corner bath with Victorian style mixer tap, wash basin, illuminated wall mounted mirror, razor socket, radiator, integral airing cupboard (1.5m x 0.6m) also housing immersion tank with built-in shelving, tiled walls, carpeted flooring and window with obscure glazing.

### Separate WC

4'11" x 2'3" (1.5m x 0.7m)

With WC, vinyl flooring and high level obscure glazed window.

### Bedroom Two

11'9" x 7'10" (3.6m x 2.4m)

With radiator, carpeted flooring and window with aspects over the driveway.

### Bedroom Three

11'9" max x 8'10" (3.6m max x 2.7m)

With full height build-in wardrobes, radiator, carpeted flooring and window with aspects to the side garden.

### Boiler / Cloak Room

4'11" x 4'11" (1.5m x 1.5m)

Accommodating oil central heating boiler and controls, cloak storage, vinyl flooring and window with obscure glazing.

### Double Garage

15'5" x 20'4" max x 13'1" min depth (4.7m x 6.2m max x 4.0m min depth)

'L'-shaped garage with electric up-and-over garage door, vehicle inspection pit, workbench, internal window to the lean-to shed, power and lighting, shelving, wooden pedestrian door to the rear garden and concrete flooring.

### Workshop

14'1" x 9'10" (4.3m x 3.0m)

Accessed via the lean-to shed with work bench, power and lighting, windows to the side of the property and workshop storage room to the rear.

### Workshop Storage

9'10" x 5'2" (3.0m x 1.6m)

Of wooden construction with partially boarded roof space, partially insulated walls, concrete slab flooring and window to the side.

### Lean-to Shed

11'1" x 14'5" av. (3.4m x 4.4m av.)

Of wooden construction to the side of the garage with concrete slab flooring and leading to additional workshop and store to the rear.

### External WC

6'6" x 3'3" (2.0m x 1.0m)

Integral to the property and accessed from the rear garden with WC, vinyl flooring and wall tap.

### Coal Shed

(6'6" x 3'3") ((2.0m x 1.0m))

Integral to the property and accessed from the rear garden.

### Rear Garden

With concrete slab patio, two greenhouses, potting shed, oil storage tank, borders of flowers and plants, concrete slab pathways and boundaries of fencing.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity and water are connected to the property. Heating is via an oil-fired central heating system. Drainage is understood to be to a modern domestic small sewage treatment plant.

### Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

### Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0330-2321-5640-2026-2271

### Viewing - Alford

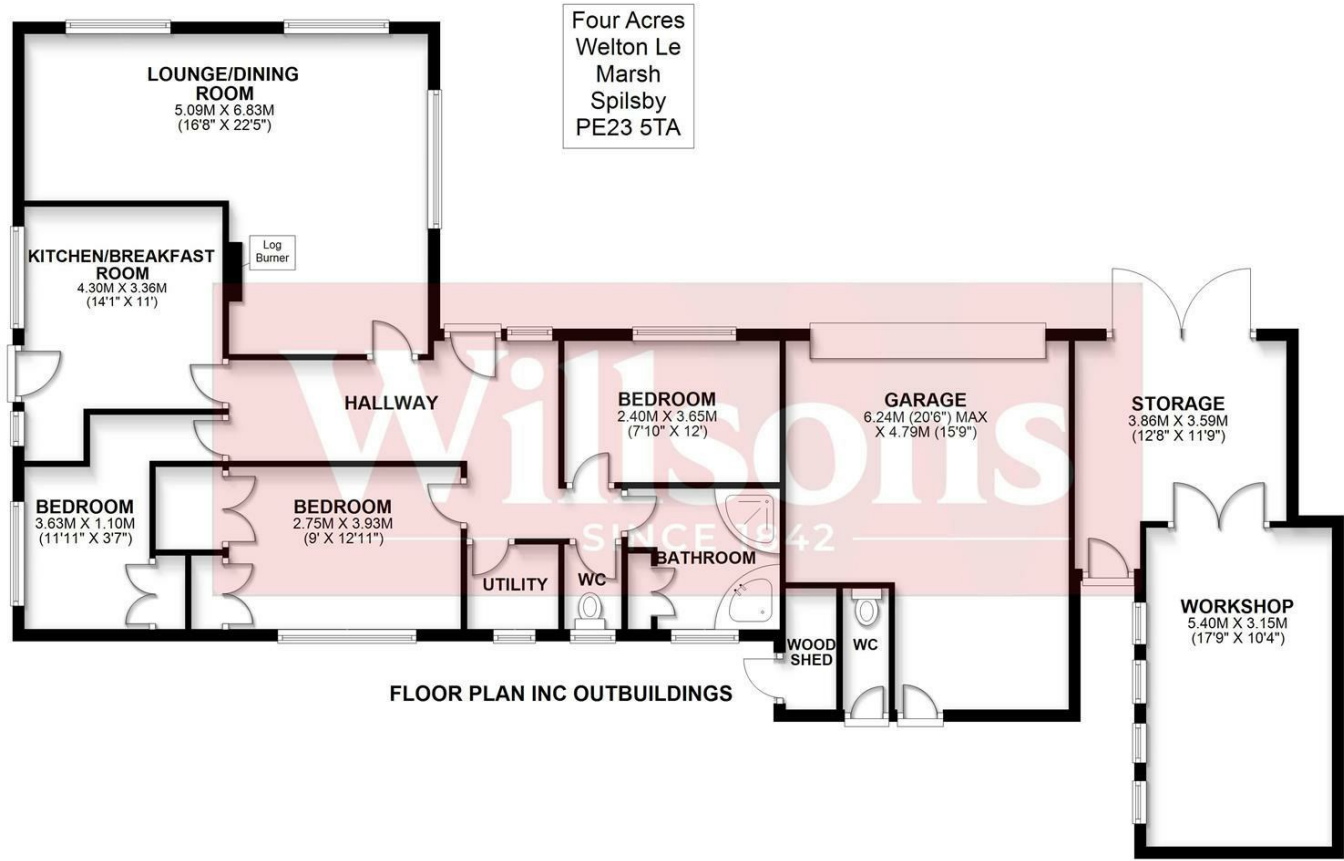
Viewing is strictly by appointment with the Alford office at the address shown below.

### Directions

From the A158 between Horncastle and Skegness, at Gunby Roundabout take Gunby Road towards the village of Welton-le-Marsh. On entering the village, the property can be found after 300m on the left.

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Four Acres  
Welton Le  
Marsh  
Spilsby  
PE23 5TA

TOTAL AREA: APPROX. 157.3 SQ. METRES (1692.9 SQ. FEET)

**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

