



# CHOICE PROPERTIES

*Estate Agents*

Spring Lodge Lincoln Road,  
Welton Le Wold, LN11 0QU **Reduced To £850,000**



Welcome to this charming property located on Lincoln Road in the picturesque village of Welton Le Wold. This substantial detached house offers a perfect blend of space and comfort, boasting 3 reception rooms and 4 bedrooms spread across 2,928 sq ft of living space.

The highlight of this home is the beautiful stream-fed lake, creating a tranquil and serene atmosphere right in your own backyard. The woodland setting surrounding the property adds to the natural beauty and privacy of the location and the plot spans to approximately 1.5 Acres sts.

Situated close to Louth, this property offers the best of both worlds - a peaceful countryside retreat with the convenience of amenities just a stone's throw away. Don't miss the opportunity to make this delightful house your new home.

The property has the benefit of timber framed double glazing and Oil central heating. Internally the spacious and well presented accommodation comprises:

**Front entrance door to:**

**Lobby**

Door to:

**Reception Hall**

14'11" x 13'7"

Spacious entrance hall with wide hardwood staircase leading to the first floor landing. Storage area under the staircase.

**W.C.**

4'6" x 4'4"

With w.c. and wash hand basin set in vanity unit. Fully tiled walls. Chrome heated towel rail.

**Living Room**

21'1" x 14'4"

Spacious room with triple aspect views out to the garden. Open fire set in ornate marble surround. Box bay window to the front. Double doors to the rear leading out to the patio. Double doors leading through to the Dining Room.

**Dining Room**

13'8" x 11'8"

Spacious dining space with feature window looking onto the rear patio. Carpeted floor.

**Kitchen**

15'11" x 14'7"

Fitted kitchen units with granite work surfaces integrated sink and a range of integrated appliances including fridge/freezer, microwave, washing machine and dishwasher. Tiled floor. Part tiled walls. Space for range oven. Cupboard housing the oil boiler which supplies the central heating and hot water. Open plan leading through to:

**Breakfast Room**

16'3" x 11'11"

Tiled floor. Double doors leading out to the rear patio. Glazed double doors to the Sitting Room.

**Sitting Room**

23'2" x 21'

Large reception room with space for snooker table. Teak flooring. Wood burning stove set in feature stone surround. Double doors leading out to the rear patio.

**Landing**

Spacious galleried landing. Access to the loft area. Airing cupboard housing the oil central heading and hot water boiler.

**Master Bedroom**

25' x 14'4"

Bay window. Door to en-suite shower room.

**En-suite**

11'2" x 7'9"

Large shower enclosure with mixer shower, wash hand basin and w.c. set in vanity unit. Fully tiled walls. Chrome heated towel rail. Extractor fan.

**Bedroom 2**

13'8" x 11'9"

Bedroom two is well presented and benefits from a window allowing for plenty of natural light, along with a radiator.

**Bedroom 3**

15'10" x 9'2"

Bedroom three benefits from dual aspect windows allowing for plenty of natural light, along with neutral décor and a radiator.

**Bedroom 4**

11'10" x 10'3"

Door to loft space above the Sitting Room.

**Bathroom**

11'10" x 6'11"

With four piece suite which consists of a bath, shower enclosure, wash hand basin and w.c. set in vanity unit. Fully tiled walls. Tiled floor. Extractor fan.

**Driveway**

The house is approached via a sweeping tarmac driveway through mature trees and past the lake leading to the block paved parking area giving access to the garages.

### **Garage Block**

28'2" x 18'4" plus 22'3" x 9'10"

The property boasts a large garage block with a spacious open garage with three roller doors providing access. To the rear of the garage are also 2 workshop areas. Wood burning stove.

### **Motorhome/Caravan store**

19'8" x 9'10" (8'2" high)

Alongside the garage block is a caravan/motorhome store

### **Outbuildings**

To the rear of the property is a large double garage/shed built of timber.

Greenhouse

External w.c.

Twin open carport

### **Gardens**

The mature gardens are nestled within a private and secluded woodland setting with a stream fed lake.

These well tended gardens combine a great mixture of lawns plus entertaining space such as the rear patio and seating space.

Woodland paths lead around the grounds through wildflower gardens, past the replica windmill high up the bank and by the lake to the timber summerhouse with deck over the water.

Directly to the rear of the property is a fabulous paved patio plus brick built summerhouse. To the side are further lawned gardens surrounded by mature trees.

### **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 G.

### **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 860033.

### **Opening times**

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>  
 2818.53 ft<sup>2</sup>  
 Reduced headroom  
 3.98 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

Proceed out of town centre along Westgate. Continue to the roundabout and proceed directly over the roundabout signposted to Market Rasen and Wragby. After around 500 yards, bear left at the fork signposted Wragby. After around 200 yards the gateway to Spring Lodge is found on the right hand side just before the bends.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

