Tradville, Hanby Lane, Welton-Le-Marsh

£210,000

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Willsons
SINCE 1842

Tradville, Hanby Lane, Welton-Le-Marsh, Spilsby, Lincolnshire, PE23 5TQ

"AGENT'S COMMENTS"

This three bedroom detached bungalow with recent upgraded to include 2025 installation of air source heat pump, 10 owned solar panels, EV car charger and recent flooring throughout. Offering an open plan dining kitchen, dual aspect living room with solid fuel stove, attractive west facing rear garden, sectional garage and wide driveway. The property benefits from a level access wet room, uPVC double glazing and neutral decor throughout and is deemed to be of non-standard construction. This nicely presented property offers a great location being situated in the rural village of Welton-le-Marsh yet close to the amenities of Burgh-le-Marsh and neighbouring Alford.

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 a public house, a church and is on a bus route between local towns. It is approximately 6 miles from the Market Towns of Spilsby and Alford, both which offer a range of independent shops, supermarkets, doctors surgeries, primary and secondary schools and weekly markets. The town of Burgh le Marsh is approximately 4 miles away and also has a variety of shops, primary school and doctor's surgery. The neighbouring village of Willoughby offers a primary school and public house. The larger coastal town of Skegness is approximately 8 miles away.

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Front of Property
Open plan frontage set to lawns with wide concrete driveway leading to double wooden gates to the side of the property, raised planters with mature shrubs and plants, external lighting and traditional septic tank inset into the front lawn.

Entrance hallway
20'11" max x 2'11" min (6.4m max x 0.9m min)
Accessed via uPVC partially glazed door into entrance hallway with full height cloak storage with shelving above, further fitted storage cupboard and additional airing cupboard (0.8m x 0.7m), loft access with integrated ladder, radiator, height level fuse box, solar switch and recent carpeted flooring.

Living Room
15'1" x 10'2" (4.6m x 3.1m)
Dual aspect room with offset chimney breast wall with inset solid fuel stove and stone hearth, radiator, laminate flooring and windows with aspects to the front and side of the property.

Kitchen
10'2" x 9'2" (3.1m x 2.8m)
Open plan to the dining room with a range of stylish wall and base units, integrated ceramic hob with extractor over, integrated eye level oven, stainless sink with mixer tap and draining board, space and plumbing for washing machine and slimline dishwasher, space for full-height fridge freezer, worktops with corresponding upstands, continuous laminate flooring and window to the side of the property.

Dining Room
13'1" x 9'2" (4m x 2.8m)
With radiator, laminate flooring, external door to the side of the property and wide sliding patio door to the rear garden.

Bedroom One
10'2" x 11'9" (3.1m x 3.6m)
With radiator, carpeted flooring and window to the front of the property.

Wet Room
7'2" x 5'2" (2.2m x 1.6m)
With high rise WC, wash basin with individual taps, radiator, electric shower with pull round shower curtain, extractor fan, uPVC wall boarding, wet room flooring and high level wooden double glazed velux style window.

Bedroom Two
11'9" x 10'2" (3.6m x 3.1m)
Generously sized second bedroom with wall of fitted wardrobes, radiator, carpeted flooring and window with aspects to the rear.

Bedroom Three
9'2" x 8'10" (2.8m x 2.7m)
With fitted wardrobes with overhead storage, radiator, carpeted flooring and window is aspects over the rear garden.

West Facing Rear Garden
Private rear garden with fully enclosed boundaries set to areas of lawn with wide area of block paving patio with corresponding pathways and further concrete pathways to the side and rear of the property, borders with mature shrubs and plants, wooden garden shed, greenhouse, second garden shed, area of concrete slab hardstanding, pedestrian gate to the driveway, external lighting and boundaries of hedging and fencing,

Driveway
Wide concrete driveway with areas of gravel, recently installed (2025) air source heat pump, electric vehicle car charging point, external power point and lighting, boundaries of recently erected fencing and double wooden gates to the front of the parking area leading to a further open-plan section of concrete driveway.

Detached Garage
16'4" x 7'10" (5m x 2.4)
Detached sectional build garage with double wooden doors to the front, window to the side in concrete flooring.

Solar Installation
The property benefits from a total of 10 solar panels installed in 2025.

Additional Comments
Please note, this method of construction is likely to be deemed as non-standard, therefore potential purchasers should make their own financial enquiries if they require borrowing against the property. The main body of the property is non-standard with a more traditional standard build extension to the rear.

Energy Performance Certificate
The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0370-2411-3210-2822-4055. Please note the EPC has not been re-assessed since the installation of the air source heat pump nor the addition of the solar installation.

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

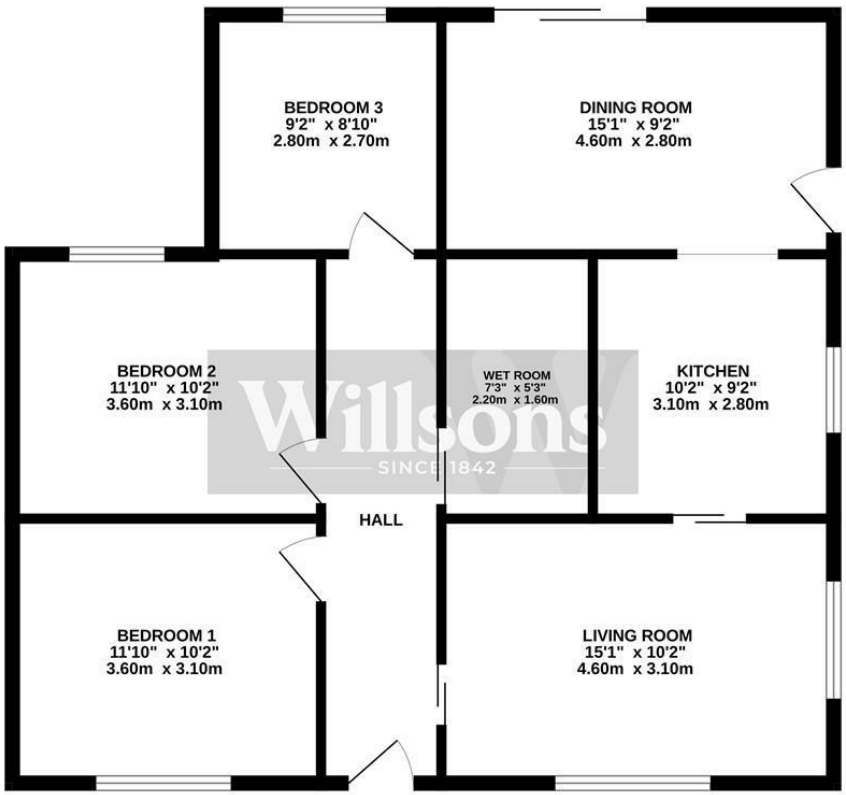
Services
We understand that mains electricity and water are connected to the property. Drainage is understood to be to a traditional private system. Heating is via an air source heat pump and an additional solid fuel stove.

Tenure & Possession
The property is Freehold with vacant possession upon completion.

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

Directions
From the A158 road between Horncastle and Skegness, at Gunby Roundabout take the A1196 Hanby Lane towards Welton le Marsh. The property can be found on the left before leaving the village towards Alford.
What3words//////petulant.covertly.heaven

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN **Not to scale – For identification purposes only**

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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.