5, Hanby Lane, Welton-le-Marsh

£175,000

3 1 1

Willsons
SINCE 1842

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

"AGENT'S COMMENTS"

Set on the outskirts of the quiet rural village of Welton-le-Marsh, this three-bedroom semi-detatched house has a great deal of potential. In need of some modernisation however already offering oil-fired central heating and primarily uPVC double glazed windows, the property benefits from a driveway providing off-road parking, west-facing garden to the rear, living room with patio doors to the conservatory, kitchen with additioanl utility space and first-floor shower room with separate WC. The property has a band 'A' Council Tax rating and 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 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.

Willsons
SINCE 1842

124 West Street, Alford, Lincolnshire, LN13 9DR
T. 01507 621111 | **E.** alford@willsons-property.co.uk
https://www.willsons-property.co.uk

Front of Property
With gravel driveway, concrete and slab pathways leading to the front and side of the property, area of lawn with borders of plants, mature shrubs and small trees, external lighting and boundaries of hedging and fencing.

Front Porch
6'6" x 4'3" (2.0m x 1.3m)
With wooden partially glazed door with panes of single glazing, radiator, wall lighting, windows to two aspects and carpeted flooring.

Kitchen
13'1" max x 10'5" (4.0m max x 3.2m)
'L'-shaped kitchen with a range of wall and base units, integrated cooker, grill and ceramic hob with extractor over, space and plumbing for dishwasher and washing machine, radiator, window to the rear garden, external door to the side porch and tiled flooring.

Hallway
5'10" x 6'10" (1.8m x 2.1m)
With radiator, partially glazed wooden door to the front porch and carpeted flooring.

Living Room
18'0" x 10'9" (5.5m x 3.3m)
With chimney breast wall with open fire in feature brick hearth and mantle, two radiators, sliding patio door to the conservatory, wall lighting, window to the front and carpeted flooring.

Conservatory
12'1" x 8'6" (3.7m x 2.6m)
Of dwarf brick wall and uPVC construction with pitched polycarbonate style roof, ceiling fan, radiator, French doors to the patio and tiled flooring.

Side Entrance Porch
4'3" x 2'7" (1.3m x 0.8m)
Leading to wooden partially glazed door with panes of single glazing.

Utility Room
6'10" x 6'10" (2.1m x 2.1m)
Access externally from the side external porch however integral to the main property, with Worcester oil-fired combination boiler, fuse box and electric meter, power and lighting, high-level window to the front, wooden door and concrete flooring.

Bedroom One
10'2" x 11'9" (3.1m x 3.6m)
With full-height built-in wardrobe (1.0m x 0.4m) and half-height airing cupboard with radiator and shelving (0.9m x 0.9m), radiator, window to the front of the property and carpeted flooring.

Shower Room
6'10" x 5'10" max (2.1m x 1.8m max)
'L'-shaped room with shower cubicle, glazed surround and direct feed shower, hand basin with two taps, electric wall-mounted heater, partially tiled walls, window with obscured glazing to the rear and vinyl flooring.

Additional WC
4'11" x 2'11" (1.5m x 0.9m)
With WC, radiator, window to the rear with obscured glazing and vinyl flooring.

Landing
8'10" max x 5'10" max (2.7m max x 1.8m max)
'T'-shaped landing with radiator, loft access, window to the rear and carpeted flooring.

Bedroom Two
9'2" min x 10'9" (2.8m min x 3.3m)
With built-in wardrobe (0.4m x 1.0m), radiator, narrow chimney breast wall, window to the front of the property and carpeted flooring.

Bedroom Three
7'10" x 8'6" (2.4m x 2.6m)
With built-in wardrobe (0.8m x 0.5m), radiator, window to the rear of the property and carpeted flooring.

Garden
Set to two areas of lawn divided by mature hedging, area of concrete slab patio, external tap and lighting, concrete sectional shed (2.5m x 2.0m), oil tank, borders of mature shrubs and plants with boundaries of hedging, fencing and mature trees, some of which bear fruit.

Additional Notes
The current property occupies an area to the the left of the driveway. For the avoidance of doubt, this is NOT included within the sale however we are informed it would be available to purchaser from a different vendor at a nominal fee. Please speak to our office for further details.

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

Services
We understand that mains electricity and water are connection to the property. Heating is via an oil-fired central heating system. Drainage is understood to be to a shared private system. A current drainage survey is not in-hand therefore purchasers should make their own enquiries to satisfy this status.

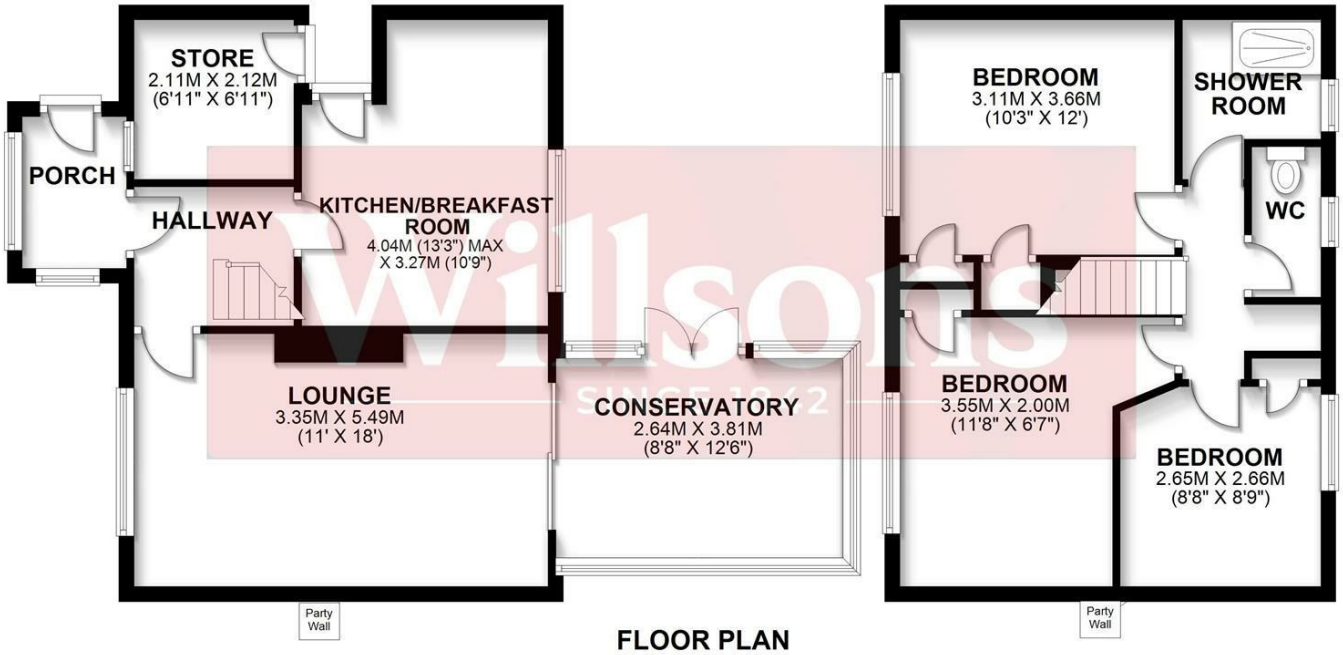
Local Authority
Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

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: 0320-2841-9580-2895-0365.

Viewing
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///brilliant.resists.nitrogen

5 Council Houses
Hanby Lane
Welton Le Marsh
Spilsby
PE23 5TQ



FLOOR PLAN

TOTAL AREA: APPROX. 93.8 SQ. METRES (1009.6 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.