

Highfield Lodge Main Road, Welton Le Marsh, PE23 5TA

Price £350,000



Choice Properties are pleased to offer for sale this individually designed, four bedroom, detached house which has been designed over split levels. The property is positioned on a spacious elevated plot within the village of Welton le Marsh, which sits on the edge of the Lincolnshire Wolds.

The property has the benefit of UPVC double glazing and central heating supplied by the multi fuel burner. The spacious well laid out internal accommodation with mostly solid oak doors consists of:-

From the Driveway are steps leading up to the From

Entrance Hallway

20'10" x 8'8" to widest dimensions

Staircase to upper level and door with staircase to lower level. Radiator. Solid wooden flooring.

Kitchen/Dining Room

26'1" x 9'10"

Bespoke solid timber wall and base units with work surfaces over. Space for range cooker with extractor hood over. Integrated dishwasher. Integrated microwave. Feature glazed cabinets. Ceramic sink unit and drainer with mixer taps. Part tiled walls. Two radiators. Tiled floor. Double opening 'French' doors leading through to:

Lounge

23'4" x 13'2"

Multi fuel burner which is connected to the radiators to supply the central heating and hot water. Radiator. Wall lighting. 2 T.V. aerial points. Solid timber flooring. Door leading out to the rear patio and garden.

Shower Room

6'10" x 4'7"

With white three piece suite which consists of a large shower enclosure with Electric shower, w.c. with dual push button flush and pedestal wash hand basin. Chrome heated towel rail. Extractor fan. Tiled floor. Part tiled walls.

Rear Porch

8'2" x 7'6"

Fitted storage cupboard. Tiled floor. Door leading out to the rear garden.

Utility Room

11'3" x 9'1"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine. Part tiled walls. Integral door to the garage.

Garage

19'3" x 16'1" extending to 23'5"

Two sets of double opening timber garage doors. Power and lighting. Water tap. Doors to the Office and Store Room.

Office

12'0" x 9'1"

Store Room

15'3" x 7'4"

Landing

14'8" x 7'4"

Access to loft area. Fitted airing cupboard housing the hot water cylinder with immersion heater.

Bedroom 1

13'7" x 11'5"

Radiator. T.V. aerial point.

Bedroom 2

11'5" x 9'9"

Radiator. Fitted storage cupboard.

Bedroom 3

12'0" x 9'1"

Radiator.

Bedroom 4

10'11" x 9'1"

Radiator.

Bathroom

8'6" x 7'5"

With five piece white bathroom suite which consists of panelled 'Spa' bath, shower enclosure with electric shower, bidet and vanity unit housing the w.c. and wash hand basin. Fully tiled walls. Tiled floor. Chrome heated towel rail.

Driveway

Spacious driveway with turning area and ample parking for several vehicles.

Gardens

To the front of the property is a raised garden area which is laid to lawn fronted by trees and shrubs. To the side is a spacious lawned garden which gives access to the spacious privately enclosed garden which is also laid to lawn with a wide variety of trees, plants and shrubs. Paved patio area to the rear of the property. Fish pond. Wood store. Vegetable garden. Fruit trees. Outside lighting. Outside water tap. Four seat HOT TUB. Open views beyond the paddock over farm land.

Paddock

From the rear garden is access to the paddock.

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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

Tenure

Freehold

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 462277.

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.

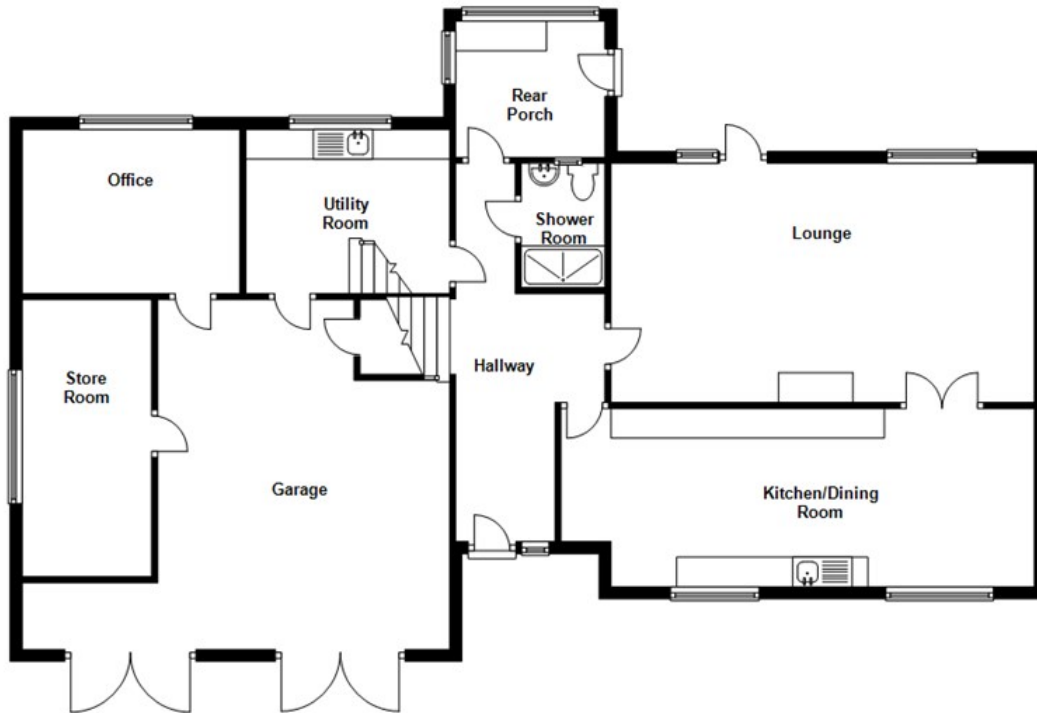
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

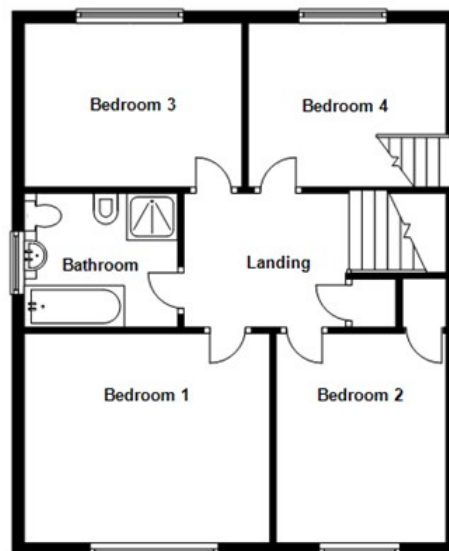




Ground Floor



First Floor



Directions

From our Alford office head South along South Street out of town and continue along this road through Willoughby before you reach Welton le Marsh. Highfield Lodge can then be found on your left hand side before you reach the public house.

