



Keiberdale Hanby Lane, Spilsby

**£245,000**

SINCE 1842  
**Willsons**  
PROPERTY PROFESSIONALS



Keiberdale, Hanby Lane  
Welton-Le-Marsh, Spilsby  
, PE23 5TA

### "AGENTS COMMENTS"

Situated on an attractive, slightly elevated corner plot within the village of Welton-le-Marsh. Offering sun porch, two independent driveways, generously sized gardens, garage with electric doors, workshop, large greenhouse and rural aspects to the front. Benefitting from oil fired central heating, uPVC double glazing and no onward chain.

### "ABOUT THE AREA"

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.





### Front of Property

Set to lawns with borders of small trees and flowers, concrete stepping stone pathway leading to the front door, concrete pathways to all sides of the property, two concrete driveways and property boundaries of hedging.

### Sun Porch

7'6" x 4'11" (2.3m x 1.5m)

Of brick wall and uPVC construction with solid roof, radiator, wall lighting, external door to the front of the property and carpeted flooring.

### Entrance Hallway

15'5" max x 10'2" max (4.7m max x 3.1m max)

'L'-shaped hallway with room thermostat, two full height built-in storage cupboards (0.7m x 0.5m and 0.9m x 0.4m), French doors and window to the sun porch and carpeted flooring.

### Living Room

15'8" x 16'8", (4.8m x 5.1m,)

Dual aspect room with feature brick chimney breast wall, hearth and mantle, two radiators, windows to the front and right side of the property and carpeted flooring.

### Kitchen

11'9" x 9'6" max (3.6m x 2.9m max)

With wall and base units, chimney breast wall housing concealed Camry oil boiler, space and socket for freestanding electric cooker, space and plumbing for washing machine, space for under-counter fridge, full height storage cupboard (0.7m x 0.5m) housing immersion tank, radiator, internal partially glazed wooden door to the rear porch and carpet tile flooring.

### Bedroom One

14'9" x 11'5" (4.5m x 3.5m)

With built-in bedroom fitment with storage cupboards and dressing table, radiator, window to the front of the property and carpeted flooring.





## Bedroom Two

11'9" x 10'9" ( 3.6m x 3.3m)

With radiator, window to the rear of the property and carpeted flooring.

## Bathroom

7'2" x 7'10" max (2.2m x 2.4m max)

'L'-shaped bathroom with WC, wash basin vanity unit with additional storage, 'P' bath with direct feed shower with pump, wall lighting, radiator, loft hatch, partially tiled walls, window to the side of the property and vinyl flooring.

## Garden

Set to lawns with raised borders of flowers, shrubs and small trees, concrete pathways, wooden framed greenhouse, concrete patio area, pedestrian access to both sides and property boundaries of hedging and fencing.

## Garage

15'8" x 10'9" (4.8m x 3.3m)

Drive-through garage with electric roller shutter doors to both ends, power and lighting, independent fuse box, high level windows to the side of the garage and concrete flooring.

## Workshop

17'8" x 9'10" (5.4m x 3.0m)

Of wooden construction with two doors to the driveway, independent fuse box, built-in work bench and storage, windows to three sides and concrete flooring.

## Tenure and 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 private system.

## 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: 2800-1248-0322-5421-3753.



### Local Authority

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

### 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.

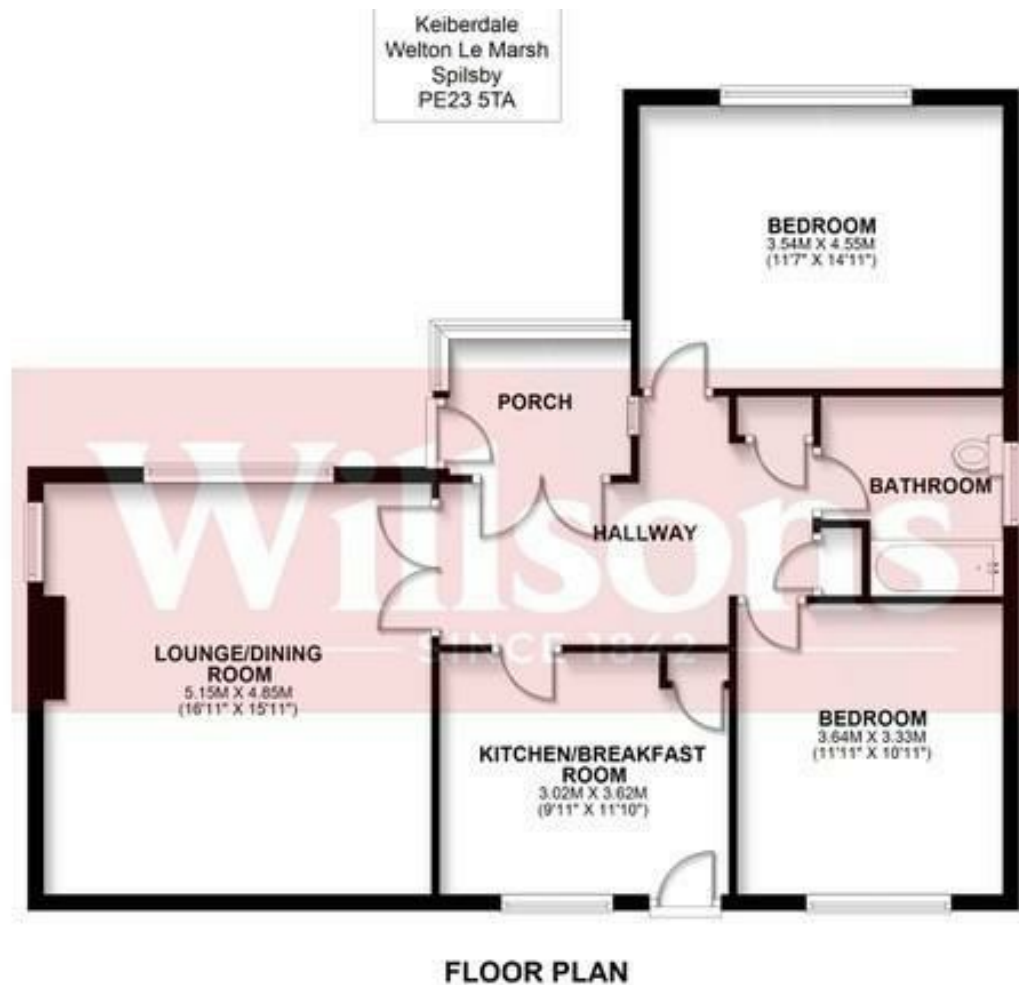
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### Viewing

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







TOTAL AREA: APPROX. 87.5 SQ. METRES (942.2 SQ. FEET)



RICS



rightmove



onTheMarket.com

**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.

## 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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