



## Sunnydale

Beck Lane, Welton le Marsh, Spilsby. PE23 5SZ



# Sunnydale, Welton le Marsh



**NO ONWARD CHAIN!** A four bedroom property with considerable living space, having been extended over time, with generous garden and driveway to a private, no through road location in the village of Welton Le Marsh. Requiring a scheme of refurbishment/updating but with excellent potential to meet a range of requirements, including scope for multi-generational living or a dedicated office / studio space.

Welton le Marsh is situated in the Lincolnshire Wolds, AONB and has a public house and the Church of St Martin. The well serviced market town of Spilsby lies approximately 6 miles away with its shopping, leisure, social and educational facilities.

Viewing is advised to appreciate the scope of accommodation on offer.

## ACCOMMODATION

**Garden Room** with wood effect obscure double glazed entrance door, uPVC double glazed windows to front and side, patio doors to front and side aspects; concrete floor and ceiling light. Doors to utility and to

**Hallway** having staircase up to first floor, radiator, wood effect flooring, ceiling light and power point. Doors to dining room, living room and to:

**Shower Room** having uPVC obscure double glazed window to side aspect; corner shower cubicle with board surround, electric shower fitting, wash hand basin and low level WC. Tiled floor, wall mounted chrome heated towel rail, ceiling light and extractor fan.

**Dining Room** with uPVC double glazed windows to rear and side aspects; wood burning stove on stone hearth, wood effect flooring, radiators, telephone point, ceiling light and power points. Door to rear lobby and door to:





**Kitchen** having uPVC double glazed windows to side and rear aspects; a range of storage units to base and wall levels, aluminium 1 1/2 bowl sink and drainer inset to roll edge worktop with space and connections for under counter washing machine, fridge and freezer. Wall mounted chrome heated towel rail, telephone point, ceiling light and power points.

**Rear Lobby** with uPVC double glazed window to side and patio door to rear aspect; wood effect flooring, built in coat cupboard, ceiling light and power point.

**Living Room** having uPVC double glazed window to front and rear; French doors to side aspect; stone fireplace surround with oak mantel, wood effect flooring, radiator, TV and telephone point, ceiling light and power points.

**Utility** with aluminium sink and drainer inset to roll edge worktop, concrete floor, ceiling light and power points. Doors to home office, boiler room andto:

**Wine Store** with uPVC double glazed window to front aspect, wine rack, pantry storage space, concrete floor and power points.

**Home Office** with uPVC double glazed French door to side aspect; radiator, telephone point, ceiling light and power points.

**Boiler Room** with uPVC door to rear, double glazed window to side aspect; workbench, Firebird oil fired boiler and water cylinder.

#### **First Floor**



**Landing** with built in storage cupboard, eaves storage space, Velux window to rear, ceiling light and power point. Doors to bedrooms and bathroom .

**Bedroom** having wood flooring, radiator, built in storage space, ceiling light and power point.

**Bedroom** with uPVC double glazed windows to side aspect; wood flooring, radiator, ceiling light and power points.

**Bedroom** with uPVC double glazed window to rear aspect; loft access hatch, radiator, TV and telephone point, ceiling light and power points.



**Bedroom** with uPVC double glazed window to side aspect; built in storage and desk space, radiator, ceiling light and power points.

**Family Bathroom** having uPVC obscure double glazed window to side aspect; P shaped panel bath with electric shower over, pedestal wash hand basin and low level WC. Tiles to walls, wood flooring, wall mounted chrome heated towel rail, ceiling light and extractor fan.

## OUTSIDE

The property is approached from Beck Lane, a no through road location, and up concrete and paved driveway and parking space. A paved path runs around the property, including beneath storm porch and to the front door. Front view across the neighbouring paddock.

The initial courtyard garden to the rear is laid to paved patio seating space, south facing, with a paved pond to one corner. Brick wall and wood fencing divide this space off from the wider rear garden, laid to lawn with mixed hedging and fenced boundaries.

There is further space to one side, with brick outbuilding providing garden store and workshop, and to the side more lawned space leading to the timber framed garden shed.

The property has one neighbour to the rear of the property and is well screened by mature shrubs and trees. Extremely quiet location. Peaceful rural aspect to side and front, consisting of ancient meadow land.

**East Lindsey District Council – Tax band: C**

**ENERGY PERFORMANCE RATING: E**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.  
Tel: 01507 522222;  
Email: [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org);  
Website: <http://www.robert-bell.org>

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Approximate total area<sup>(1)</sup>

1846.83 ft<sup>2</sup>

171.58 m<sup>2</sup>

Reduced headroom

16.52 ft<sup>2</sup>

1.54 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
(below 2.5m/8.2ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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