



Spring Lodge
Welton Springs, near Louth

MASONS
RURAL & EQUESTRIAN



Spring Lodge

Welton Springs, Welton-le-Wold, Louth, LN11 0QU

A substantial and well-presented 4 bedroom home which is privately seated in a secluded and enchanting woodland setting, with beautifully landscaped grounds and a stream fed lake.

- Beautifully maintained and presented 4 bedroom home, built in 1993
- Excellent, flowing reception space with an open plan Kitchen/Living Room, Drawing and Dining Rooms and an impressive Games Room
- Potential for additional 1st floor bedroom/bathroom space into existing loft space if required (STP)
- Fabulous setting to include a stream fed lake, mature planting and trees and a replica windmill
- Ample parking to include a triple garage, double car port and caravan port in addition to a workshop with wood burning stove, gardeners WC, log store and a greenhouse
- Picturesque, rural views from all aspects
- Formal and informal gardens to include a paved patio with a summer house and a wildflower meadow
- Located approx. 2 miles from Louth town centre and within convenient reach of Market Rasen, Grimsby and Lincoln

Sole Agents:

Masons Chartered Surveyors

Commarket, Louth,
Lincolnshire LN11 9QD
T : 01507 350500

www.ruralproperty4sale.co.uk





Directions

Proceed out of town centre along Westgate. Continue to the roundabout and proceed directly over the roundabout signposted to Market Rasen and Wragby. After around 500 yards, bear left at the fork signposted Wragby. After around 200 yards the gateway to Spring Lodge is found on the right hand side just before the bends.

Situation and Amenities

Welton Springs is a small rural hamlet situated within the Lincolnshire Wolds, just 2 miles (approx.) from Louth town centre. Louth is a popular market town known as the Capital of the Wolds the town holds 3 open air markets each week and has many individual shops, highly regarded primary, secondary and grammar schools and numerous cafes, bars and restaurants. The property is conveniently situated for main road access to many of the major centres in the area including Grimsby which is approximately 17 miles to the north and Lincoln some 22 miles to the southwest. There are many attractions within the area to include horse racing at Market Rasen, motor racing at Cadwell and miles of footpaths traversing the Wolds as well as the long sandy beaches along the coastline. Louth boasts a Golf Club, Kenwick Park Golf Club and Leisure Centre as well as the new Meridian Leisure Centre.

The Property

Nestled in a secluded and private wooded setting the house is approached along a sweeping driveway through mature trees and past the stream fed lake. The raised plateau on which the house is seated gives glimpses and longer views of the surrounding farm and parkland through the mature canopy of Oak, Elm, Chestnut and Sycamore Trees. The house is a substantial, 4 bedroom home which was built in 1993 and designed with entertaining in mind, featuring a number of flowing reception spaces in addition to an impressive Games Room. The plot has been arranged to give maximum parking and turning space in addition to a brick built triple garage a double carport and a caravan port.

Accommodation (Please refer to the floor plan which is for identification purposes only and not to scale)

Ornate, part glazed front door to;

Entry Lobby

With windows to either side and a part glazed door to;

Reception Hall

A grand, square reception hall with an impressive hardwood staircase rising to the first floor galleried landing, coats cupboard, storage cupboard, under stairs cupboard and doors to;



Drawing Room

A spacious triple aspect room which features double French Doors leading through a bay window and an ornate, working fire place. The room has fabulous views from each aspect taking in the gardens and surrounding countryside. Double doors lead from the Drawing Room to the adjacent Dining Room.

Dining Room

This double aspect room is ideally placed between the Kitchen and Drawing Room creating a flowing living and entertaining space. The room features a picture window looking over the rear patio to the parkland beyond.

Kitchen/Living Room

A spacious, double aspect room ideal for family living with a seating area to one end with a log burning stove and patio doors to the rear patio. The Kitchen has been recently re configured with timber units and quality, light coloured surfaces with tiled splash backs, the gas fired Rangemaster oven has timber housing and a Rangemaster hood over. A window with a sink and drainer below overlooks the front of the house and there is space for a fridge, and plumbing for a Dishwasher. Door to;

Utility/Boot Room

A useful and practical room which is tiled to half height with a door to the rear. The room has a sink and drainer, a base unit with surface over and wall cupboards together with space for further white goods if required.

Snooker/Games Room

Glazed double doors lead from the Kitchen/Living Room to this impressive room which has space for a full sized Snooker Table with room for seating alongside and featuring a triple aspect with French Doors opening to the rear patio and an antique cast iron fireplace with open fire.

The wide staircase rises from the Reception Hall to the impressive **First Floor Galleried Landing** with a walk in airing cupboard and doors to;

Master Bedroom

Occupying the full depth of the house the master bedroom suite is positioned to enjoy the open views of the surrounding countryside, gardens and lake. There is ample space for storage and a lounge area if required. The adjacent **En Suite shower room** has a window to the rear and a white suite to include a basin, bidet, WC and a glazed shower unit.

Bedroom 2

A double room with a window to the rear overlooking the Parkland.

Bedroom 3

A double room also looking to the rear and with a door to a large, boarded loft space over the Snooker/Games Room, giving potential to create further bedroom/bathroom space if required.

Bedroom 4

A bright south facing double bedroom with space for storage.

Family Bathroom

A good sized room with a window to the side and a cream coloured suite to include a bath with shower over, W/C, glazed shower unit and a pretty shell shaped basin.

The Gardens and Grounds

The mature gardens have been lovingly tended over the last 20 years to combine formal lawns and entertaining areas with wildflower meadows and woodland paths which lead over the stream fed lake, giving an enchanted feel to this wonderful setting. The grounds change throughout the year with Snowdrops in the winter, Primroses, Bluebells and Violets in



spring and Foxgloves in the summer. The house is surrounded by smooth lawns and has French Doors opening onto a large sheltered patio area which features a brick built **summer house** with arched, glazed windows and double French Doors. The lake gives a fabulous focal point to the undulating grounds with water trickling through the outfall and a keyhole shaped archway which reflects in the water, adding to the many pretty vistas. The lake is a maximum of 6ft deep and is spring and stream fed with a herringbone, brick lined outfall.

A bridge leads over the Lake and Island which links the numerous walkways and the two seating areas which overlook the water. A timber **summer house with a boating jetty** sits to one end of the lake and the brick built, **replica Windmill** is set high on a bank above the lake giving a fabulous feature, visible from the Drawing Room, master Bedroom and Patio.

The Outbuildings

The property boasts a number of smart outbuildings which include;

The Garage Block

A substantial brick building with a pan tiled roof and chimney. The building which has electric lighting and sockets comprises a **triple Garage** with roller shutter doors and a rear **workshop** area heated by a wood burning stove. The Garage Block also contains a **Gardeners WC** and an open fronted **log and gas cylinder store**.

To one side of the Garage Block is a **Caravan Port** with semi open sides, a pan tiled roof and an electrical socket, in addition to the garages and Caravan Port the covered, **Double Carport** is located to one side of the parking/turning area giving two convenient pull in parking spaces.

To the rear of the Garage Block is an attractive timber framed **Greenhouse** with adjacent vegetable beds.

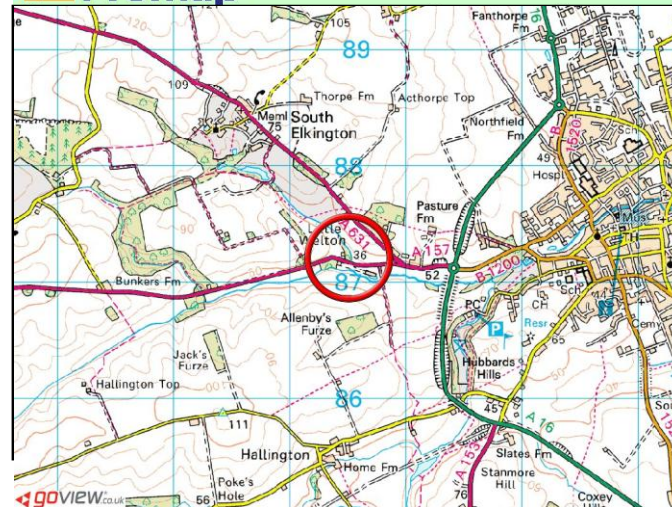
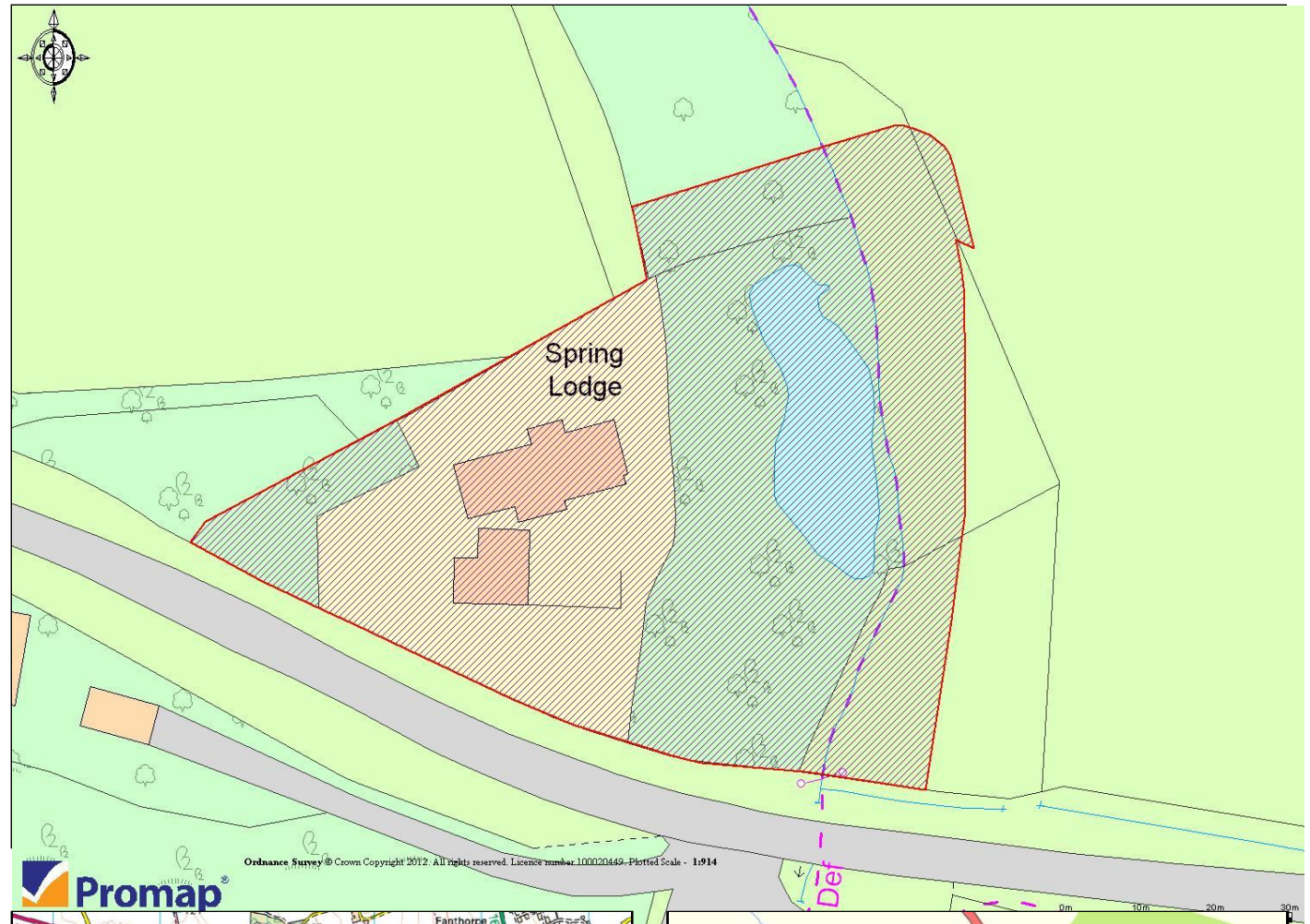
Viewing

Strictly by appointment through the selling agent.

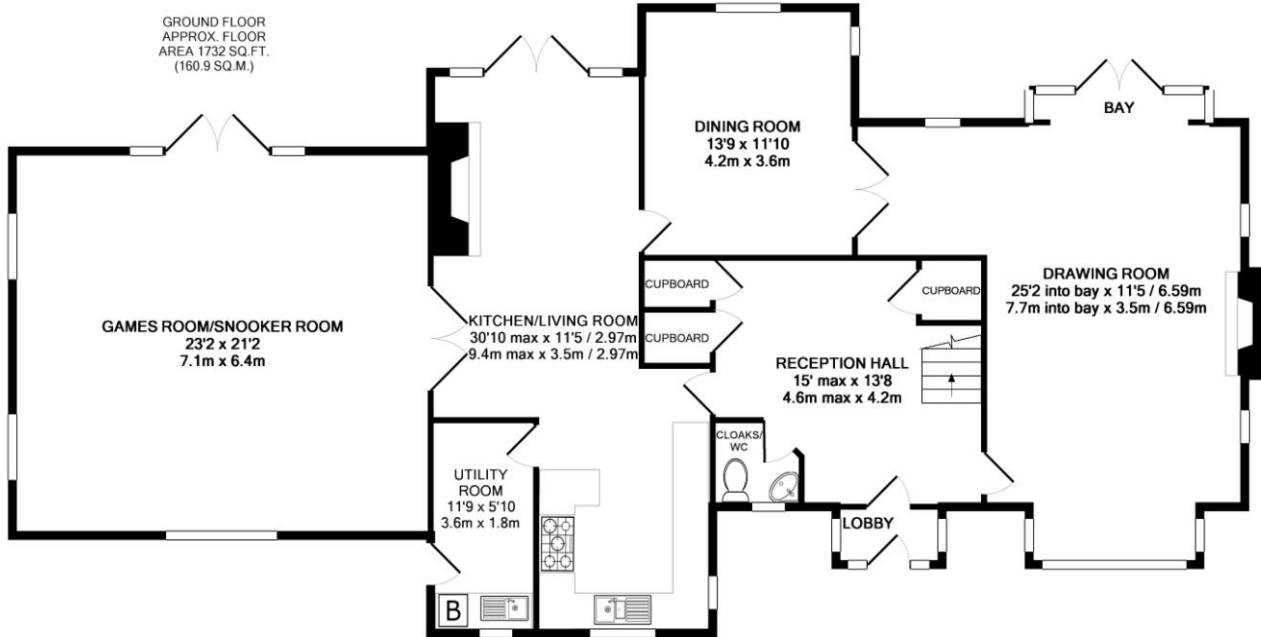
Important Information

No appliances have been tested by the agents. All fixtures, fittings, carpets and curtains are excluded from the sale unless otherwise stated in these particulars. The extent of the land is described in accordance with copy land registry plans supplied by the sellers' solicitor and should be verified at sale stage. The house has Oil Fired central heating, we understand that mains electricity and water are connected with private drainage but no utility searches have been carried out to verify at this stage. The house is in council tax band G.

Maps and plans shown are not to scale and for identification purposes only.



Floor Plans



Energy Performance Certificate



Spring Lodge, Lincoln Road, Welton le Wold, LOUTH, LN11 0QU

Dwelling type: Detached house Reference number: 8632-6926-9950-0879-6906
 Date of assessment: 01 June 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 01 June 2012 Total floor area: 272 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

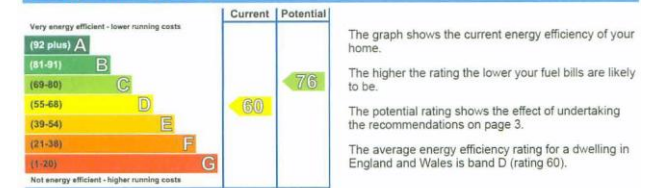
Estimated energy costs of dwelling for 3 years:	£6,615
Over 3 years you could save	£1,734

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£339 over 3 years	£339 over 3 years	
Heating	£5,688 over 3 years	£4,242 over 3 years	You could save £1,734 over 3 years
Hot Water	£588 over 3 years	£300 over 3 years	
Totals	£6,615	£4,881	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

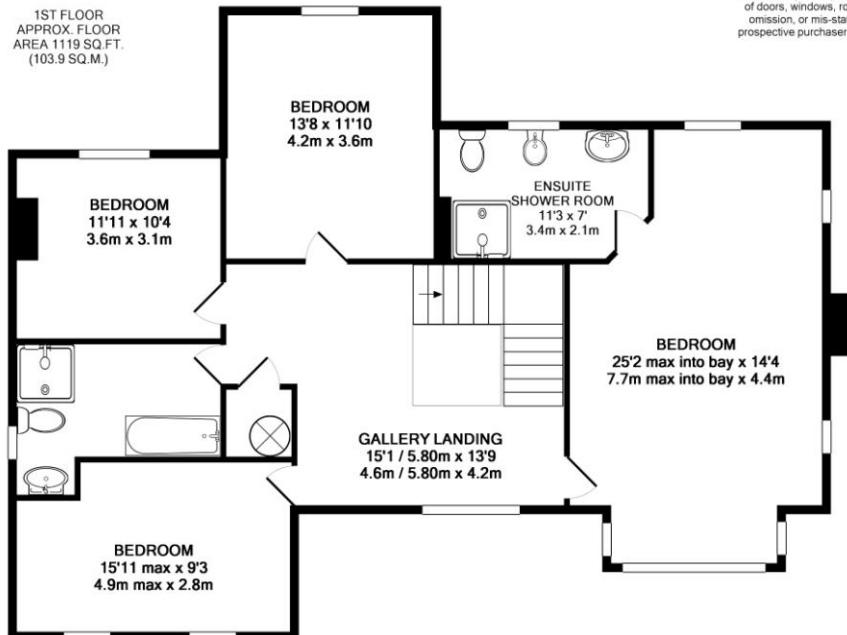


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£624	✓
2 Heating controls (room thermostat)	£350 - £450	£342	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£815	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.



TOTAL APPROX. FLOOR AREA 2851 SQ.FT. (264.8 SQ.M.)

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. 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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Important Notice

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