

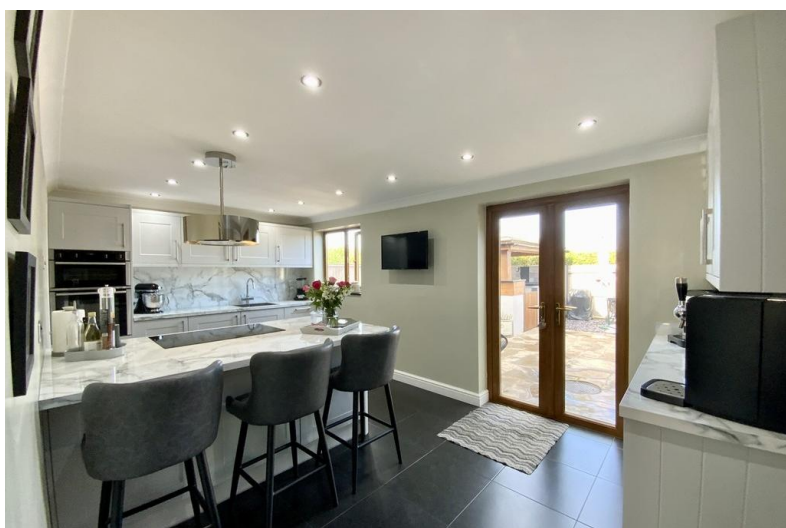


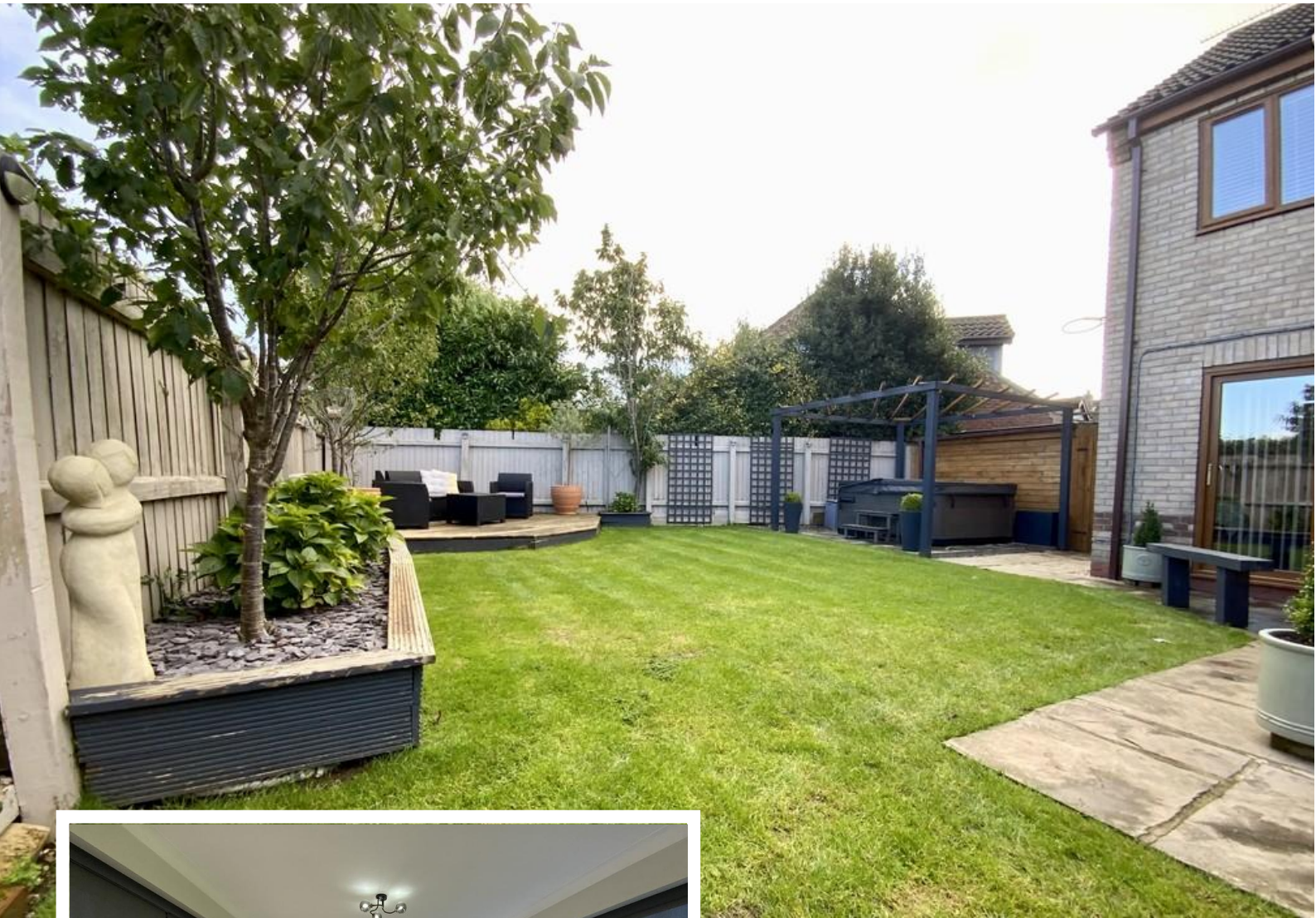
14 Field Close

Welton, Lincoln, LN2 3TT

£475,000

A larger than average, extended and completely refurbished five bedroom detached family home positioned in the ever popular village of Welton. The village offers a wide range of local facilities and a school of excellent reputation. The property has beautiful outside entertaining space and a larger than average Driveway to the front providing parking for multiple vehicles. The rear of the property has been completely redesigned to offer an Outdoor Kitchen with working pizza oven, a variety of seating areas, a covered Pergola for a hot tub and storage sheds. The property has modern stylish living accommodation to comprise of Reception Hallway, WC, Lounge, formal Dining Room, Study, Breakfast Room, Garden Room with views of the Rear Garden, modern fitted Breakfast Kitchen with a range of modern fitted appliances, centre island and breakfast bar, Utility Room and a First Floor Landing giving access to five Bedrooms, En-Suite Shower Rooms to Bedrooms One, Two and Three and a Luxury Family Bathroom. The property benefits from being positioned at the back of the estate with views over sports fields. Viewing of the property is highly recommended to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – D

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln on the A46, turn left onto Lincoln Road and proceed into Welton. Bear right onto Ryland Road, turn left at the roundabout onto Hackthorn Road and then turn left again onto Poachers Rest. Turn right onto Field Close and the property is located on the right hand side at the fork in the road.

LOCATION

Welton is a popular village which lies to the north of the historic Cathedral and University City of Lincoln. The village has a wide range of local amenities including schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.



INNER HALLWAY

With stairs to the First Floor Landing, wooden laminate flooring, radiator, archway to the Dining Room and doors to the WC, Breakfast Room and Lounge.

WC

With WC, wash hand basin, window to the front aspect and radiator.

LOUNGE

15' 3" x 12' 0" (4.65m x 3.68m), with walk-in UPVC double glazed bay window to the front aspect, gas fire with marble hearth and wooden surround, radiators and coving to the ceiling.



STUDY

9' 9" x 9' 4" (2.99m x 2.86m), with UPVC sliding doors to the Rear Garden, radiator and space for a study table.

BREAKFAST ROOM

9' 9" x 8' 2" (2.99m x 2.49m), with radiator, space for a breakfast table and archways leading to the Kitchen and the Garden Room.

DINING ROOM

17' 7" x 9' 1" (5.38m x 2.78m), with UPVC window to the front aspect, radiator and space for a dining table.



KITCHEN/BREAKFAST ROOM

9' 9" x 17' 8" (2.99m x 5.39m), with tiled flooring, fitted with a range of modern base units with work surfaces over, composite sink with mixer tap and boiling water dispenser over, integral Neff oven and grill, integral dishwasher, wall-mounted units with complementary splashbacks below, centre island with five ring induction Neff hob with extraction above, breakfast bar, integral fridge and freezer with wine cooler and work surfaces over, LED spotlights to the ceiling, radiator and UPVC window and double doors to the Rear Garden/entertainment space.

UTILITY ROOM

10' 0" x 8' 1" (3.06m x 2.48m), with UPVC window to the side aspect, fitted with a range of base units and drawers with work surfaces over, sink and drainer with mixer tap over, spaces for a washing machine and tumble dryer and full-height storage cupboards.



GARDEN ROOM

14' 6" x 11' 3" (4.44m x 3.45m), with UPVC windows and sliding doors to the Rear Garden, wooden laminate flooring, radiators and log burner.

LANDING

With Velux window to the ceiling and doors to five Bedrooms and the Bathroom.



BEDROOM 1

13' 0" x 17' 10" (3.97m x 5.44m), with two UPVC Dormer-style windows to the front aspect, radiator, fitted bedroom furniture and door to the En-Suite.

EN-SUITE

With window to the side aspect, WC, wash hand basin, tiled flooring, part-tiled walls and chrome towel radiator.

BEDROOM 2

11' 8" x 9' 10" (3.57m x 3.02m), with UPVC window to the front aspect, radiator and door to Jack and Jill En-Suite.



JACK AND JILL EN-SUITE

With suite to comprise of shower, WC and wash hand basin, window to the side aspect and door to Bedroom Three.

BEDROOM 3

10' 1" x 10' 0" (3.09m x 3.07m), with UPVC window to the rear aspect and radiator.

BEDROOM 4

9' 3" x 12' 1" (2.83m x 3.70m), with UPVC window to the rear aspect and radiator.

BEDROOM 5

8' 4" x 8' 0" (2.56m x 2.44m), with UPVC window to the front aspect, radiator and fitted bedroom furniture.



FAMILY BATHROOM

5' 9" x 14' 3" (1.76m x 4.36m), with UPVC window to the rear aspect, Velux window to the ceiling, suite to comprise of bath, WC, wash hand basin and towel radiator.

OUTSIDE KITCHEN

10' 2" x 12' 8" (3.11m x 3.88m), open to all sides and fitted with a range of base units with work surfaces over, sink, electric grill/hob and pizza oven.

OUTSIDE

To the front of the property there is an extensive gravelled Driveway, lawned garden, flowerbeds, log stores, mature shrubs and trees. To the rear of the property there is a shed, an open Pergoda with a hot tub below (hot tub for sale by separate negotiation), a range of paved seating areas, decked area, lawned garden, views over farmland to the rear and raised beds.



STORAGE

7' 3" x 8' 2" (2.22m x 2.51m)



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CWH and J Walter will be able to provide information on the services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate; however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

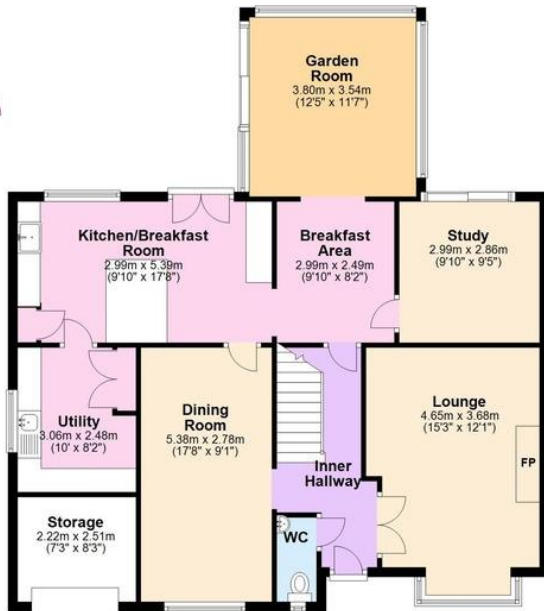
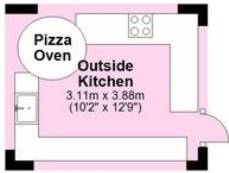
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 116.2 sq. metres (1250.4 sq. feet)



First Floor

Approx. 92.4 sq. metres (994.1 sq. feet)



Total area: approx. 208.5 sq. metres (2244.5 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.
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