



2 Owls End

Welton, Lincoln, LN2 3BF

£560,000

An excellent detached family home situated within the private development of two other similar properties and located in the sought after position just off Eastfield Lane in Welton. The spacious internal living accommodation is presented in excellent condition and briefly comprises of Main Entrance Hall, Lounge, Dining Room, Study, Separate WC, Impressive fitted Dining Kitchen, Utility Room, First Floor Galleried Landing leading to four Double Bedrooms, En-suite to the principle Bedroom and a Family Bathroom. Outside there is a driveway providing off road parking for vehicles, wall mounted EV Charger and access to the large Integral Garage. To the rear of the property there is a lovely and well-maintained landscaped garden with the added benefit of a Summer House/Garden Room. The property further benefits from underfloor heating to the ground floor and viewing is highly recommended to appreciate the position within the village, spacious living accommodation and internal condition.





SERVICES

All main services available. Gas Central Heating. Underfloor Heating to the ground floor.

EPC RATING – B.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Travelling north out of Lincoln along the A46 bypass, at the roundabout turn left where signposted towards Welton and proceed into the village on Lincoln Road eventually bringing you into the centre of the village. Continue through the village, at the mini roundabout proceed straight across onto Ryland Road, proceed along onto Eastfield Lane and Owls End is located on the left hand side.





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.

ACCOMMODATION

ENTRANCE HALL

With UPVC main entrance door and side window, coving to ceiling, tiled flooring, stairs to the first floor and under stairs storage area.

LOUNGE

19' 6" x 14' 3" (5.94m x 4.34m), with three UPVC windows to the front and side elevations, coving to ceiling and feature wood burner within an inglenook fireplace.

DINING ROOM

14' 3" x 9' 7" (4.34m x 2.92m), with two UPVC windows to the front elevation and coving to ceiling.

STUDY

10' 2" x 9' 10" (3.1m x 3m), with UPVC window to the rear elevation, coving to ceiling and courtesy door to the garage.



DINING KITCHEN

20' 3" x 14' 9" (6.17m x 4.5m), fitted with a range of quality kitchen units with quartz worktops, circular solid oak breakfast bar, a range of integrated appliances incorporating wine fridge, KitchenAid dishwasher, Bora induction hob with extractor fan, two fitted slide and hide Neff double ovens and tall Bosch fridge and freezer, part tiled surround, sink unit and drainer, downlighters, tiled floor, coving to ceiling, inset spotlights, further fitted seating area, fitted corner TV unit with wine storage and UPVC French/patio doors to the rear garden.

UTILITY ROOM

8' 1" x 6' 7" (2.46m x 2.01m), with fitted tall units, sink, quartz worktops, tiled flooring, plumbing for washing machine, coving to ceiling, further fitted wall units, extractor fan and UPVC rear entrance door.

WC

With WC, wash hand basin with fitted vanity cupboard below, tiled flooring, coving to ceiling and UPVC window to the rear elevation.

FIRST FLOOR GALLERIED LANDING

With Velux window and airing cupboard housing the hot water cylinder.





BEDROOM

14' 5" x 12' 10" (4.39m x 3.91m) (max measurement exduding the sloping ceiling), with UPVC dormer window to the front elevation, radiator and built-in double wardrobe.

EN-SUITE

With suite to comprise of fitted shower cubide with large rainfall shower head, feature wash hand basin with marble worktop and fitted vanity drawers below, inset spotlights, part tiled walls, tiled floor, towel radiator, Velux window and brushed nickel bathroom fittings.



BEDROOM

15' 0" x 11' 1" (4.57m x 3.38m)(max measurement exduding the sloping ceiling), with UPVC dormer window, radiator and bespoke fitted bedroom furniture incorporating wardrobes and drawers.

BEDROOM

12' 9" x 9' 11" (3.89m x 3.02m)(max measurement exduding the sloping ceiling), with Velux window, radiator and bespoke fitted wardrobes.

BEDROOM

11' 0" x 9' 10" (3.35m x 3m)(max measurement exduding the sloping ceiling), with large Velux window, UPVC window to the side elevation and radiator.



BATHROOM

With suite to comprise of bath, WC, fitted wash basin with vanity drawers below and a fitted shower cubicle with a large rainfall shower head, towel radiator, tiled walls, Velux window and brushed nickel bathroom fittings.

OUTSIDE

To the front of the property there is a blocked paved driveway providing off road parking for vehides and access to the large Integral Garage. There is side gated access leading to the lovely landscaped rear garden with a wide variety of flowerbeds, flowers, shrubs, a patio seating area and summer house/garden room.

INTEGRAL GARAGE

18' 8" x 13' 2" (5.69m x 4.01m), with electric roller door, lighting, power and UPVC courtesy door to the rear garden.

SUMMER HOUSE/GARDEN ROOM

13' x 7' 11" (3.96m x 2.41m), with light, power and UPVC sliding door and windows.





WEBSITE

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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.

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Approx Gross Internal Area
191 sq m / 2060 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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