



75 Eastfield Lane, Welton, Lincoln, LN2 3ND

£795,000

A fantastic and executive detached family home, having undergone a significant and high quality programme of improvements, situated on a plot of approximately 0.6 acres (STS), on the edge of the ever popular village of Welton to the North of the Cathedral City of Lincoln. The property has a most welcoming Entrance Hall, with Cloakroom/WC, L-shaped Sitting Room, Study with fitted furniture, Dining Room, fitted Breakfast Kitchen with complimenting Utility Room. To the First Floor is a landing providing access to four well-appointed Bedrooms, Master with luxury fitted En-Suite Shower Room and further luxury Family Shower Room. Outside the property is fully enclosed by fencing with electric gates, a sweeping driveway, detached double garage with the addition of a versatile home office and a large wrap around garden. The property has had the most thoughtful programme of improvements throughout with no corner left untouched and viewing is essential to appreciate the standard of accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – F

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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

HALL

A welcoming entrance hall with staircase to the first floor, understairs storage cupboard, wooden flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit with storage beneath, chrome towel radiator, part tiled walls, wooden flooring and double glazed port hole window to the front aspect.



STUDY

11' 1" x 8' 3" (3.39m x 2.52m) Fitted with a range of storage cupboards, built-in desk with above cabinet lighting, wall light, wooden flooring, radiator and double glazed window to the front aspect.

SITTING ROOM

23' 11" (max) x 23' 3" (max) (7.29m x 7.09m) With double glazed windows to the front, rear and side aspects, modern feature multi fuel burner, wooden flooring, two radiators and wall lights.



SUN ROOM

12' 5" x 10' 3" (3.81m x 3.13m) With double glazed windows to the rear and side aspects, double glazed French doors to the garden and infrared convection heaters.

DINING ROOM

18' 11" x 11' 6" (5.77m x 3.52m) With double glazed window to the rear aspect, door to the rear garden, wooden flooring and radiator.

KITCHEN/BREAKFAST ROOM

16' 2" x 15' 8" (4.94m x 4.80m) Fitted with a high quality range of base and wall units with work surfaces over, complementing breakfast bar and central island with units beneath, pantry cupboard, double Belfast sink with mixer tap over, integrated dishwasher, eye level electric oven, five ring gas hob with extractor fan over, under cabinet lighting, spotlights, two radiators, boiler cupboard housing the gas fired central heating boiler, wooden flooring and double glazed windows to the front and side aspects.





UTILITY ROOM

6' 5" x 6' 5" (1.98m x 1.96m) Fitted with base and wall units to complement the kitchen, Belfast sink, spaces for washing machine, tumble dryer and fridge freezer, chrome towel radiator, wooden flooring, spotlights and double glazed windows to the side and rear aspects.

FIRST FLOOR LANDING

With double glazed window to the rear aspect, airing cupboard, radiator and wooden flooring.

BEDROOM 1

16' 4" x 10' 2" (5.00m x 3.11m) With double glazed windows to the side and rear aspects, wooden flooring and three radiators.



EN-SUITE SHOWER ROOM

A luxury fitted en-suite shower room with three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit with drawers beneath, tiled walls, spotlights, wooden flooring, chrome towel radiator and double glazed window to the rear aspect.

BEDROOM 2

14' 2" x 9' 1" (4.34m x 2.79m) With double glazed window to the front aspect, under eaves storage, wooden flooring and radiator.



BEDROOM 3

14' 11" x 7' 6" (4.56m x 2.30m) With double glazed window to the front aspect, under eaves storage, wooden flooring and radiator.

BEDROOM 4

12' 0" x 7' 10" (3.66m x 2.41m) With double glazed window to the side aspect, under eaves storage, wooden flooring and radiator.

SHOWER ROOM

A luxury fitted shower room with three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit with drawers beneath, tiled walls, spotlights, wooden flooring, chrome towel radiator and double glazed window to the rear aspect.





OUTSIDE

The property is set in enclosed grounds of approximately 0.6 acres (STS) with a sweeping frontage behind fencing with electric gates, laid mainly to lawn with mature trees and a large driveway providing off street parking for multiple vehicles and access to the double garage. To the rear there is a large enclosed garden laid mainly to lawn with patio seating area and multiple well maintained flowerbeds. There is also a large shed and summer house.

DOUBLE GARAGE

With sectional electric door, light and power.

HOME OFFICE

A versatile room which could make a perfect home office with fitted units with work surfaces over, stainless steel sink with side drainer and mixer tap over, double glazed windows to the side aspect, French doors to the front aspect, light, power and heating.

NOTE

The measurements of the land have been provided by the vendor and are subject to survey.



WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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 roughly 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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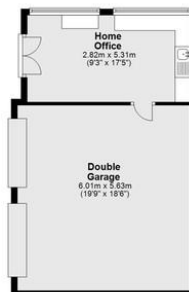




Ground Floor
Approx. 172.1 sq. metres (1622.8 sq. feet)



First Floor
Approx. 79.6 sq. metres (856.4 sq. feet)



Total area: approx. 251.7 sq. metres (2709.2 sq. feet)
For illustration purposes only.
Plan produced using Planika

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.