



The Holmstead, 10 Lincoln Road
Welton

MOUNT & MINSTER



The Holmstead is a charming three bedroomed character cottage in a popular village location.

- Detached stone cottage
- Popular village location
 - Three Bedrooms
 - off road parking
- Enclosed rear garden
- Two reception rooms
- Underfloor heating
- Original features



MOUNT & MINSTER

INTRODUCTION

The Holmstead is a charming stone Grade II Listed cottage situated within the popular village of Welton being offered with no onward chain. Having been modernised throughout whilst retaining a wealth of original features, the accommodation briefly comprises entrance porch, lounge and dining room both with exposed beamwork, open fireplace, original shutters and cabinetry, modern fitted Breakfast Kitchen, cloakroom/WC, Ground Floor Bedroom with En-Suite Shower Room and a mezzanine balcony area and a Rear Hallway with stairs to the First Floor Landing leading to two Double Bedrooms and a Bathroom. The whole of the ground floor benefits from underfloor heating.

Outside there is electric gated access to the driveway providing secure off-road parking and an enclosed lawned Rear Garden. The property is situated in the centre of the village within easy walking distance to the popular William Farr School.

DIRECTIONS

Heading into Welton along Lincoln Road, the cottage can be located on the left hand side adjacent to Sudbeck Lane.

LOCATION

The sought-after village of Welton has excellent local amenities and is home to the well-regarded William Farr Secondary School and Welton St Mary's C of E Primary Academy. There are two pubs, a Co-operative Supermarket doctors surgery, golf course, veterinary clinic, a library and three preschools. The village is also well serviced by a frequent bus service. Welton lies around 7 miles from the cathedral city of Lincoln which has an excellent range of facilities including shops, restaurants and cafes, leisure facilities, universities and the County Hospital. For commuting further afield there are road links with the A46, A15 and A57. Lincoln train station has a direct train to London (Kings Cross from 120 minutes) and Sheffield and Nottingham (90 minutes).

OUTSIDE

To the rear of the property there is a gated driveway with electric wooden gates providing off-road parking. There is also an enclosed Rear Garden which is laid mainly to lawn with mature shrubs, flowerbeds, and shed.

ACCOMMODATION

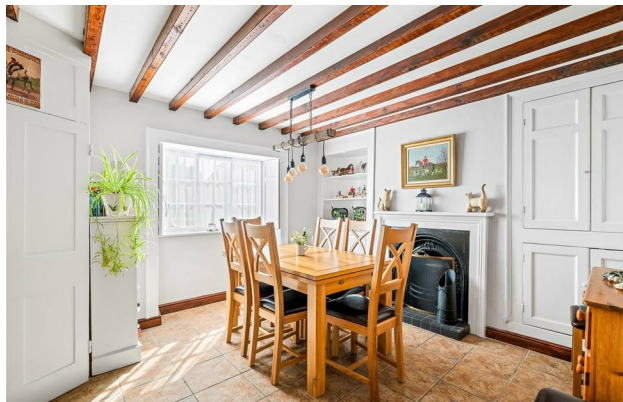
Entrance porch

Tiled flooring, storage cupboard.

Lounge

13' 10" x 12' 0" (3.96m 3.05m x 3.66m 0.00m)

Sash window to the front aspect with original shutters, feature cast iron fireplace, tiled flooring with underfloor heating, exposed beamwork, original storage cupboards with shelving.





Dining room

13' 0" x 11' 11" (3.96m 0.00m x 3.35m 3.35m)

Sash window to the front aspect with original shutters, tiled flooring with underfloor heating, feature cast iron open fireplace, original fitted cupboards and shelving.

Kitchen

13' 9" x 13' 3" (3.96m 2.74m x 3.96m 0.91m)

Tiled flooring with underfloor heating, exposed beamwork, range of wall and base units, work surfaces over, ceramic sink unit and side drainer with mixer tap over, Neff electric oven, four ring electric induction hob with extractor over, spaces for an automatic washing machine, dishwasher and fridge freezer, wall mounted Ideal gas-fired central heating boiler, two storage cupboards, tiled splashbacks, windows to the rear aspect.

Hallway

Tiled flooring with underfloor heating. exposed stonework, stable door leading to the rear garden, window to rear, stairs rising to first floor landing.

Cloakroom/WC

Tiled flooring with underfloor heating, WC, wall-mounted wash hand basin, shaver point, tiled splashbacks.

Bedroom Three

13' 8" x 11' 7" (3.96m 2.44m x 3.35m 2.13m)

Sash window to the side aspect, window and door to the rear garden, tiled flooring with underfloor heating, fitted storage cupboard and staircase to mezzanine balcony which is currently used for storage

En Suite Shower room

Fitted with a three piece suite comprising of walk-in shower cubicle, WC and wash hand basin in a vanity unit, tiled walls and tiled flooring with underfloor heating.

First floor landing

Carpet, window to the rear aspect, radiator and storage cupboard.

Bedroom one

13' 10" x 12' 2" (3.96m 3.05m x 3.66m 0.61m)

Window to the front aspect, original oak flooring, radiator and cast iron decorative fireplace.

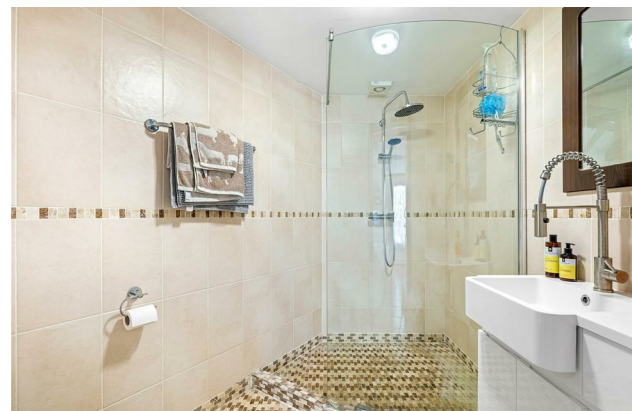
Bedroom two

12' 9" x 12' 0" (3.66m 2.74m x 3.66m 0.00m)

Window to the front aspect, original oak flooring, radiator, storage cupboard, built-in drawers and two built in double wardrobes.

Bathroom

Three piece suite comprising of corner bath with shower attachment, WC and pedestal wash hand basin, towel radiator, shaver point and window to the rear aspect.



METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Council Tax Band: C
West Lindsey District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: n/a

SERVICES

All mains services available. Gas central heating.

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of April 2024.

ADDITIONAL INFORMATION

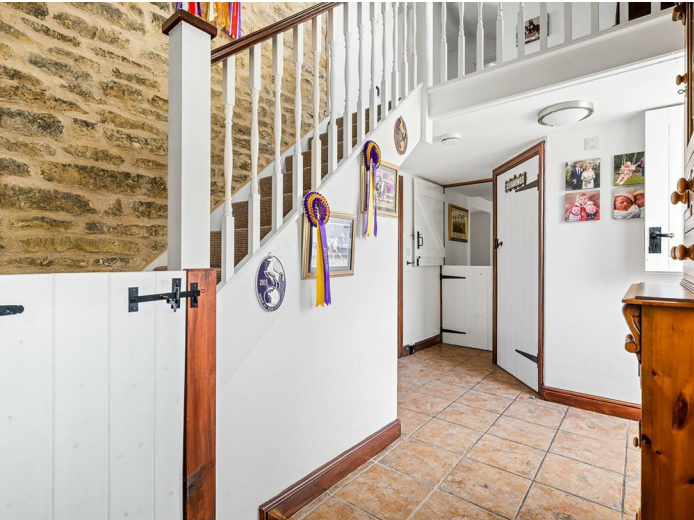
For further details, please contact Ellen Norris at Mount & Minster:

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BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



The Holmstead



First Floor
Approximate Floor Area
(138.20 sq. m)



Ground Floor
Approximate Floor Area
(59.10 sq. m)

Approx. Gross Internal Floor Area 197.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

