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2 Farmery Lane, Welton, LN2 3DY



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Asking Price: £395,000



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Modern detached family home on a spacious corner plot with field views, in the sought-after village of Welton. Just 1.2 miles from the outstanding William Farr School, this property features an open-plan kitchen and garden room, five bedrooms, and a bright lounge. Energy-efficient with an EPC rating of B, it's perfect for modern family living. A fantastic opportunity in a prime location—don't miss out!

Key Features

- Detached family home
- Close to William Farr school
- Modern & spacious accommodation
- Envious corner position
- Larger than average plot
- Family lounge, breakfast kitchen
- Garden room, utility room, WC
- Driveway to front aspect
- EPC rating B
- Tenure: Freehold



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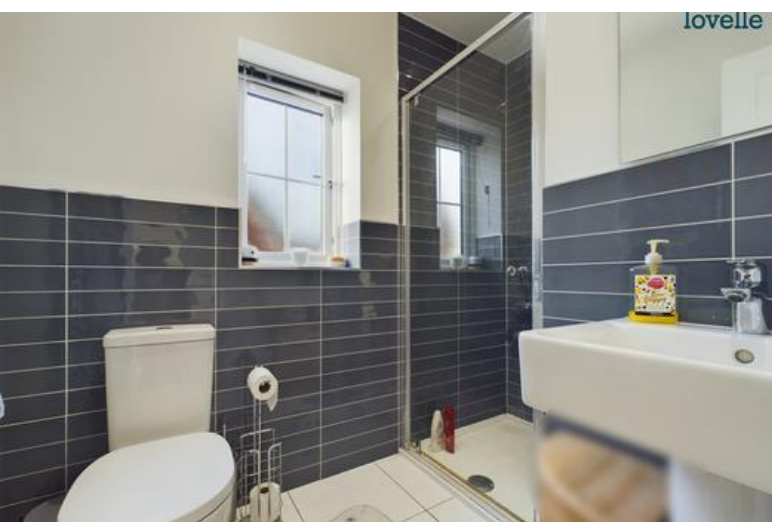
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Introduction

Situated in the desirable village of Welton, this modern detached family home offers an excellent blend of space, comfort, and convenience. Set on a larger-than-average corner plot with picturesque field views to the side, the property enjoys an enviable position and is just 1.2 miles of the highly regarded William Farr School, rated excellent by Ofsted, making it an ideal choice for families.

The ground floor has been thoughtfully designed to cater to modern living. The welcoming family lounge provides a cosy retreat, while the spacious breakfast kitchen is fitted with integral appliances and opens seamlessly into a bright and airy garden room, perfect for dining or entertaining. Practicality is well considered with the inclusion of a utility room and a separate WC. The original garage has been cleverly converted into a versatile fifth bedroom, offering flexible accommodation that could serve as a home office, playroom, or guest room.

Upstairs, the property features four additional bedrooms, including a master with its own ensuite shower room. The bedrooms are well-proportioned, offering comfortable spaces for family members, and are complemented by a modern family bathroom, making this a home designed to meet the needs of a growing household.

Entrance Hall

1.37m x 1.36m (4'6" x 4'6")

Double glazed front entrance door, alarm control panel, electric consumer board, and stairs leading to first floor landing.

Living Room

4.22m x 3.22m (13'10" x 10'7")

Double glazed bay window to front aspect, laminate wood flooring, radiator, under stairs storage cupboard, feature fireplace with electric fire, and glazed doors leading to the breakfast-kitchen.

Breakfast-Kitchen

5.47m x 3.12m (17'11" x 10'2")

Range of modern fitted navy units with contrasting granite work surfaces, integrated oven, 4 ring gas hob, extractor canopy, integrated fridge-freezer, integrated dishwasher, one and half sink unit, splashback panels, laminate wood flooring, radiator, LED down lights, double glazed window to rear aspect, and open plan to Garden room.

Garden Room

3.11m x 2.33m (10'2" x 7'7")

Laminate wood flooring, double glazed windows overlooking the garden, and double glazed patio doors leading to the patio area.

Rear Hallway

1.92m x 1.66m (6'4" x 5'5")

Laminate wood flooring, radiator, double glazed rear entrance door, alarm control panel, extractor fan, mains smoke alarm, and fitted cupboards.

Separate WC

1.65m x 1.1m (5'5" x 3'7")

Low level WC, and pedestal wash hand basin. There are tiled splash backs, ceramic tiled flooring, heated towel rail, and double glazed window to rear aspect.

Utility Room

2.62m x 1.16m (8'7" x 3'10")

Fitted wall unit, work surface, fitted shelving, space and plumbing for washing machine, space for freezer, and LED down lights.

Bedroom 5

3.7m x 2.63m (12'1" x 8'7")

Laminate wood flooring, radiator, double glazed window to front aspect, and LED down lights.

Landing

3.31m x 1.97m (10'11" x 6'6")

Radiator, access to roof space, and mains smoke alarm.

Master Bedroom

3.54m x 2.83m (11'7" x 9'4")

Fitted wardrobes with sliding doors, radiator, and double glazed window to front aspect.

Ensuite Shower Room

2.39m x 1.74m (7'10" x 5'8")

Low level WC, pedestal wash hand basin, and shower cubicle with mains shower unit. There are tiled splash backs, ceramic tiled flooring, shaver wall socket, extractor fan, heated towel rail, and 2 double glazed windows to side aspect.

Bedroom 2

3.24m x 2.97m (10'7" x 9'8")

Double glazed window to front aspect, radiator and fitted wardrobes.

Bedroom 3

3.8m x 2.4m (12'6" x 7'11")

Double glazed window to rear aspect, fitted wardrobes, and radiator.

Bedroom 4

3.37m x 2.38m (11'1" x 7'10")

Double glazed window to rear aspect, and radiator.

Family Bathroom

2.01m x 1.95m (6'7" x 6'5")

Low level WC, pedestal wash hand basin, and panelled bath with shower screen and mains shower unit over. There are tiled splash backs, ceramic tiled flooring, heated towel rail, shaver wall socket, extractor fan, LED down lights, and double glazed window to side aspect.

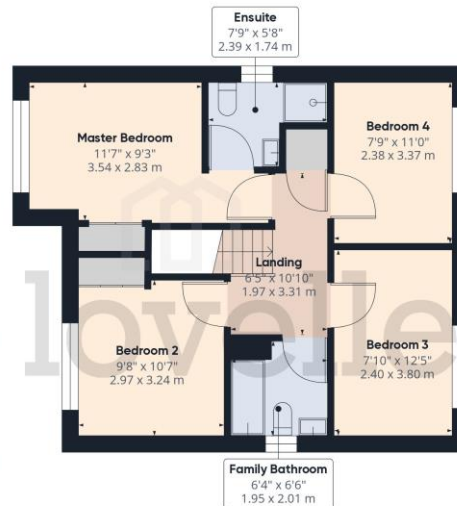
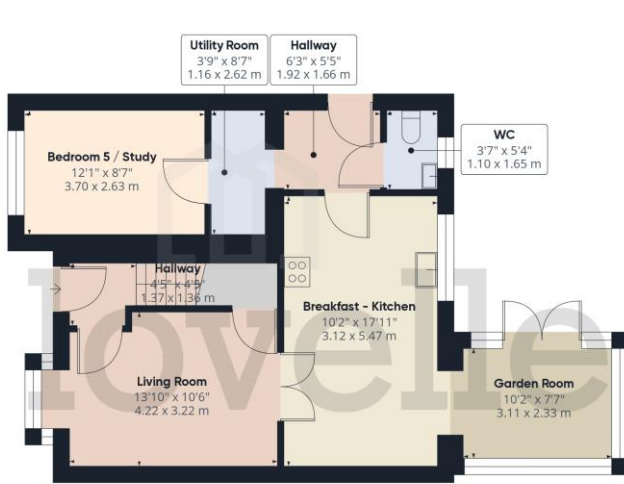
Gardens

The rear garden is mostly laid to lawn with various plants and shrubs, timber-built storage sheds, paved patio area, and is mostly enclosed by close-boarded fencing. The front garden is laid to lawn with plant and shrub borders.

Driveway

Block-paved driveway which extends across the front of the property and provides ample off-road parking.



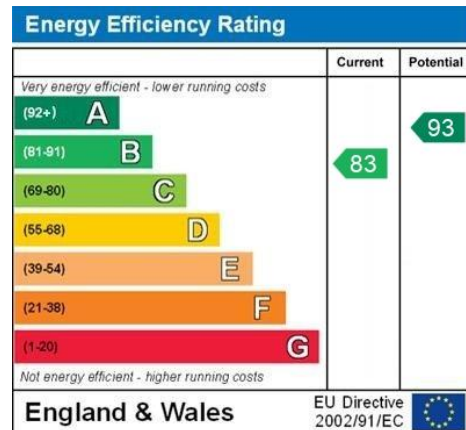


Approximate total area¹⁾
1237.1 ft²
114.93 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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