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3 James Court, Welton, LN2 3LF



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When it comes to
property it must be


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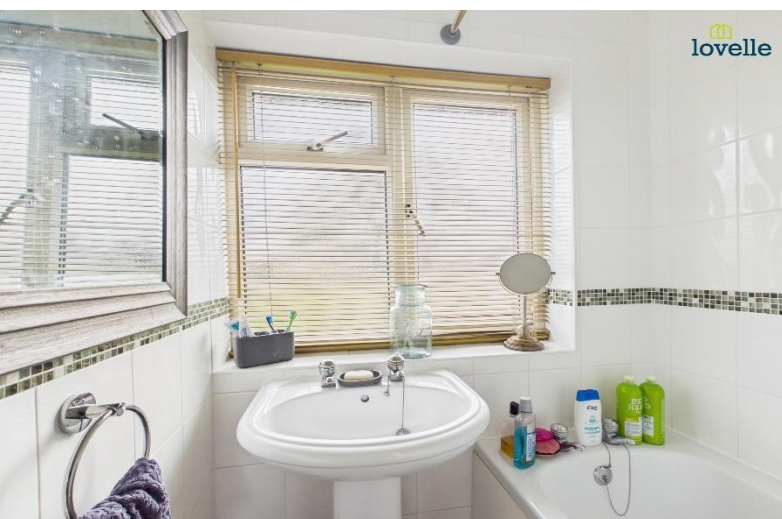
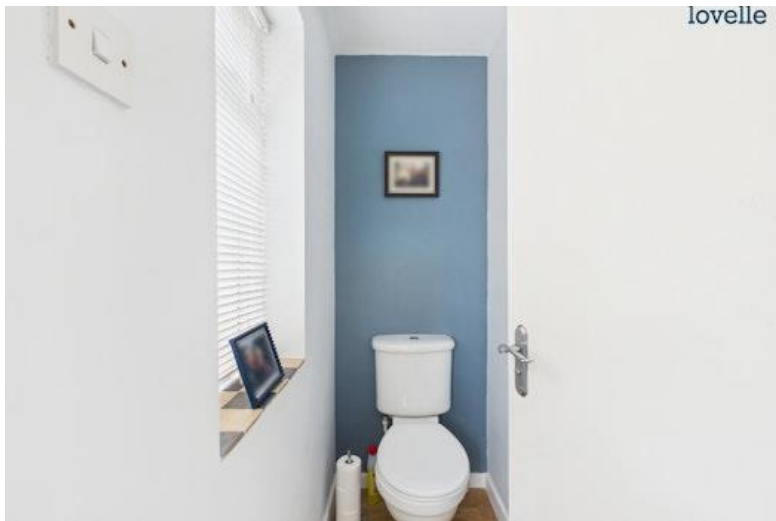
Asking Price: £230,000



Attractive three-bedroom detached home tucked away in the sought-after village of Welton. Just a 15-minute walk from the highly regarded William Farr School and close to local amenities. There are spacious living areas, an enclosed rear garden, and garage with allocated parking. Ideal for first-time buyers or families—don't miss this fantastic opportunity!

Key Features

- Detached Family Home
- Sought After Village Location
- Living Room, Dining Room
- Modern Fitted Kitchen
- Parking Space & Garage
- 3 bedrooms, Bathroom & WC
- Gardens Front & Rear
- Council Tax Band: C
- EPC rating D
- Tenure: Freehold





Introduction

Situated in the sought-after village of Welton, this well-presented three-bedroom detached home offers an excellent opportunity for first-time buyers or small families. Enjoying a tucked away position, the property is just a 15-minute walk from the highly regarded William Farr School and within easy reach of local shops, and village amenities. The accommodation includes a welcoming entrance hall, a spacious lounge, separate dining room, and a fitted kitchen, while upstairs there are two generous double bedrooms, a third single bedroom, a family bathroom, and a separate WC. Outside, the home features an enclosed rear garden ideal for relaxing or entertaining, along with an allocated parking space and a garage in a block to the front of the property. With its combination of space, location, and village lifestyle, this home is perfect for those looking to put down roots in a thriving community.

Accommodation

Entrance Hall

4.26m x 1.8m (14'0" x 5'11")

Stairs leading to the first-floor landing, radiator, and uPVC double glazed attractive entrance with a single front entrance door set within a double door-style frame.

Living Room

4.3m x 3.55m (14'1" x 11'7")

Double glazed bay window to front aspect, radiator, coving to ceiling, and open archway leading to the dining room.

Dining Room

3.23m x 2.88m (10'7" x 9'5")

Radiator, coving to ceiling, and uPVC double glazed sliding patio doors leading to the rear garden.

Kitchen

3.21m x 2.48m (10'6" x 8'1")

The kitchen is a bright and functional space, offering a pleasant outlook over the rear garden through a wide double glazed window that fills the room with natural light. Fitted with a range of modern white units and contrasting worktops, it includes an integrated oven, gas hob with extractor, and space for additional appliances. There is a uPVC double glazed rear entrance door providing convenient access to the garden, perfect for summer dining or bringing in shopping. The tiled floor and neutral décor create a clean and practical environment for everyday use.

Landing

2.48m x 2.4m (8'1" x 7'11")

Double glazed window to side aspect, radiator, and access to roof space.

Bedroom 1

3.53m x 3.31m (11'7" x 10'11")

Double glazed window to front aspect, radiator, and built in storage cupboard.

Bedroom 2

3.65m x 2.6m (12'0" x 8'6")

Double glazed window to rear aspect, radiator, and built in storage cupboard.

Bedroom 3

2.8m x 2.6m (9'2" x 8'6")

Double glazed window to rear aspect, and radiator.

Bathroom

1.68m x 1.53m (5'6" x 5'0")

The bathroom is neatly presented with crisp white tiling and a stylish mosaic border that adds a touch of character. It features a panelled bath with an electric shower over, a pedestal wash basin, and a frosted double glazed window allowing in plenty of natural light while maintaining privacy. The space feels bright and fresh, with neutral décor offering a clean and timeless look. Ideal for everyday family use, the layout is both practical and easy to maintain.

WC

1.7m x 0.84m (5'7" x 2'10")

The separate WC is light and airy, with a modern white suite and a stylish blue feature wall. A double glazed side window provides natural light, making it a practical and convenient addition to the home.

Outside

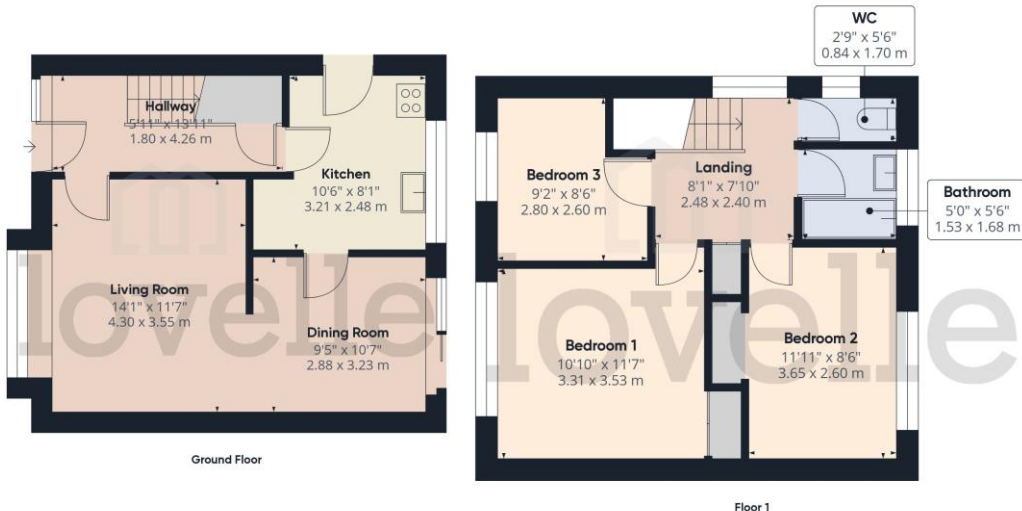
Gardens

The front garden is attractively planted with a variety of mature shrubs and flowering plants, creating a welcoming first impression and offering a sense of privacy from the road. A path leads to the feature-style entrance door, framed by a trellis and canopy.

To the rear, the garden is fully enclosed and ideal for families or those who enjoy outdoor living. It features a patio area perfect for seating or entertaining, a lawn bordered by fencing and established greenery, and a pergola draped with mature climbers adding character and shade.

Garage & Parking

The property benefits from an allocated parking space and a single garage located in a nearby block to the front, providing convenient and secure off-street parking.



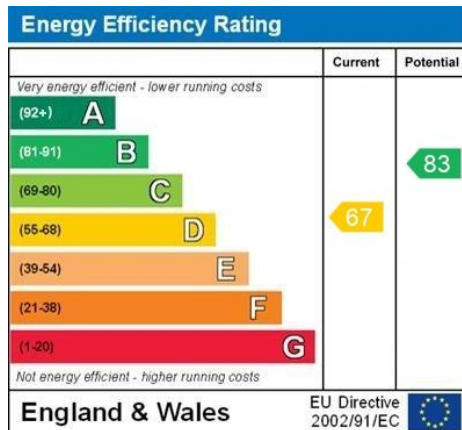
Approximate total area[®]
898.46 ft²
83.47 m²

(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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