



Lincoln Road, Welton



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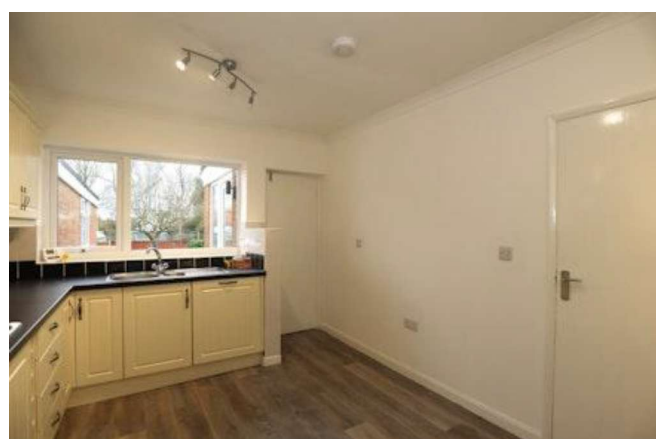
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### £1,300 PCM

- Video Tour Available
- Village with Amenities & Schools
- Four Double Bedrooms
- Bathroom & Shower Room
- Garden, Garage & Driveway
- Deposit £1500 Holding Deposit £300
- Recently Refurbished
- EPC rating TBC



Virtual Viewing Available. FOUR DOUBLE Bedroom Detached Dormer Bungalow situated near the heart of the village of Welton which offers a wealth of amenities and schooling. Available Immediately. The ground floor accommodation comprises Entrance Hall, Lounge, Dining Room, Dining Kitchen, Garden Room, Three Double Bedrooms and Bathroom. Upstairs a further double bedroom and shower room. Outside there are gardens to the front and rear with driveway leading to a detached garage.

### Entrance Hall

Door to front aspect, radiator and stairs to first floor.

### Lounge 18'4" x 13'4" (5.6m x 4.1m)

Dual aspect windows to both side and front, radiator and gas fire.

### Dining Room 13'4" x 7'9" (4.1m x 2.4m)

Window to rear aspect and radiator.

### Dining Kitchen 13'4" x 10'2" (4.1m x 3.1m)

Door and window to rear. Fitted with a range of wall and base units with work surface and drainer sink unit. Fitted oven, four gas burner hob, extractor hood, fridge and dishwasher.





### Garden Room 10'2" x 7'8" (3.1m x 2.3m)

Door to side aspect and windows overlooking rear garden.

### Bedroom 12'9" x 10'9" (3.9m x 3.3m)

Window to front aspect, radiator and fitted wardrobes.

### Bedroom 10'8" x 9'9" (3.3m x 3m)

Window to side aspect and radiator.

### Bedroom 12'0" x 9'5" (3.7m x 2.9m)

Window to rear aspect and radiator.

### Bathroom 8'4" x 6'2" (2.5m x 1.9m)

Window to rear aspect. Fitted with low level wc, wash hand basin and panelled bath. Part tiled walls and tiled flooring.

### First Floor Landing

Window to rear aspect.

### Bedroom 12'8" x 11'9" (3.9m x 3.6m)

Window to side aspect and radiator.

### Shower Room

Fitted with a low level wc, wash hand basin and shower cubicle. Chrome heated towel rail. Built in storage cupboard and access to good sized eaves storage which also houses the gas central heating boiler and is part boarded.

### Outside

To the front is a lawned garden with hedging and driveway to the side of the property leading to the detached garage. To the rear is a lawned garden.

### Agents Note

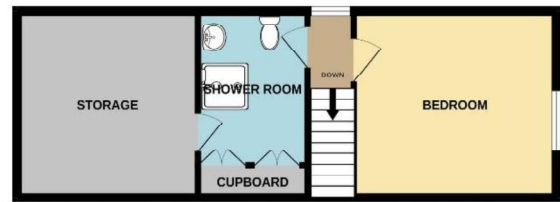
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**GROUND FLOOR**  
1040 sq.ft. (96.6 sq.m.) approx.



**1ST FLOOR**  
386 sq.ft. (35.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1425 sq.ft. (132.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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