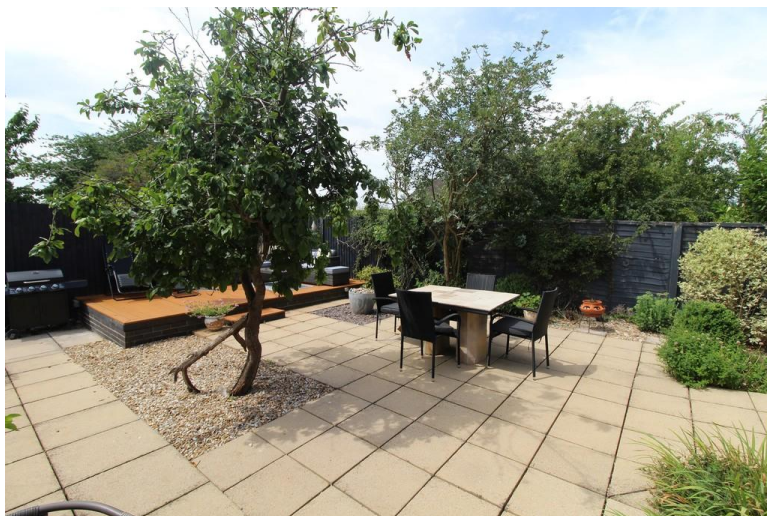




King&Co.

GARDENFOLD, OCUPATION LANE, WELTON, LN2 3JL
£420,000



A one off design, spacious three double bedroom detached bungalow discretely situated within the heart of this most sought after village.

With mature, cottage style garden planting throughout and a high standard of privacy creating an ideal entertaining or al fresco dining space.

Must be viewed.



A unique one off design, spacious detached bungalow discreetly situated within the heart of one of Lincolnshire's most sought after villages.

Gardenfold is tucked away behind large double gates situated on Occupation Lane, being a no-through lane and being within one-two minutes walk, for most, from the villages facilities including but not limited to; Cooperative food store, pharmacy, Post Office, take away restaurants and the highly sought after William Farr comprehensive school.

Spanning approximately 128sqm, the property boasts three double bedrooms with en suite to bedroom one, spacious lounge, dining kitchen, bathroom and a private, well maintained plot giving a high standard of privacy along with off street parking and detached garage.

INFORMATION Council taxband - D

Construction - cavity wall

Main heating - gas central heating

Utilities - Mains gas, electric, drains, water

Mobile - Mobile coverage available

Broadband - Fibre available

EPC rating - C73

For more information on broadband and mobile coverage go to: checker.ofcom.org.uk

ACCOMMODATION Entrance Hall

Lounge - 5.78m x 4.02m

Dining Kitchen - 5.75m x 3.22m

Bedroom 1 - 4.01m x 4.23m

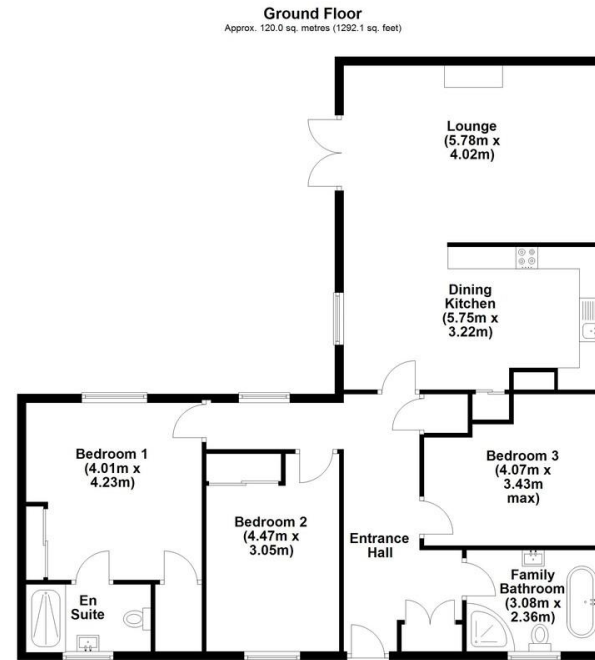
En Suite Shower Room

Bedroom 2 - 4.47m x 3.05m

Bedroom 3 - 4.07m x 3.43m max

Family Bathroom - 3.08m x 2.36m





Total area: approx. 120.0 sq. metres (1292.1 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.