



25 Chapel Lane,
Welton, Lincoln

BROWN & CO JHWalter



25 Chapel Lane, Welton, Lincoln, LN2 3JW

A spacious detached family situated close to the heart of the highly sought after village of Welton which has been tastefully re-modelled and refurbished by the current owners. The property provides flexible accommodation comprising briefly of an entrance hall, living / dining room, conservatory, WC, kitchen, utility and study to the ground floor, along with master bedroom with en-suite, two further double bedrooms and a very large family bathroom to the first floor.

Outside to the front is a driveway, lawn and garage, whilst to the rear is a beautifully landscaped enclosed rear garden.



ACCOMMODATION

Entrance Hall

Front entrance door, recently installed glass and oak staircase, radiator, Amtico flooring.

WC

Double glazed window to front, WC, corner vanity wash basin, fully tiled walls, radiator, Amtico flooring.

Lounge / Dining Room

Double glazed windows to front and rear, two radiators, Amtico flooring, sliding doors opening into:

Conservatory

Double glazed French doors leading to rear garden, tiled flooring, ceiling, fan.

Kitchen

Two double glazed windows to rear, one and a half drainer sink inset to preparation work surfaces, matching base and eye level storage units, integrated four ring gas hob with extractor over, integrated oven, microwave, dishwasher and fridge freezer, tiled splash backs.

Study

Double glazed window to front, radiator.

Utility

Door leading to rear garden, central heating boiler, spaces for fridge freezer, washing machine and tumble dryer, storage units, door leading to garage.

First Floor

Landing

Two double glazed windows to front, radiator.

Bedroom One

Two double glazed windows to front, fitted wardrobes, storage cupboard, loft access, two radiators.

En Suite

Double glazed window to rear, three piece suite comprising wash basin in vanity unit, low flush w.c., walk in shower and heated towel rail.

Bedroom Two

Double glazed window to front, radiator, storage cupboard, door leading to bathroom.

Bedroom Three

Double glazed window to rear, two fitted wardrobes, radiator.

Bathroom

Two double glazed windows to rear, large walk in shower enclosure with rainfall shower, free standing bath tub, twin vanity wash basins, WC, two heated towel rails.

OUTSIDE

To the front the property is accessed via a driveway which leads to a garage. There is a lawned garden with decorative shrubs and borders, whilst gated side access leads to a beautifully landscaped rear garden which is mainly paved with a lawn and stylish fenced perimeter.

AMENITIES

Welton boasts a plethora of amenities including a doctors, vets, dentists, Co-op, newsagents, café, the Black Bull public house, a variety of takeaways, golf course, sports and social club, and a regular bus service to Lincoln. It also has excellent schools in Welton St Marys Primary School and the highly regarded William Farr secondary school.



COUNCIL TAX BAND

The property is in Council Tax Band E.

Mobile

We understand from the Ofcom website there is good mobile coverage from Three, O2 and Vodafone.

Broadband

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&CoJHWalter 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) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

TENURE

Freehold. For sale by private treaty.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

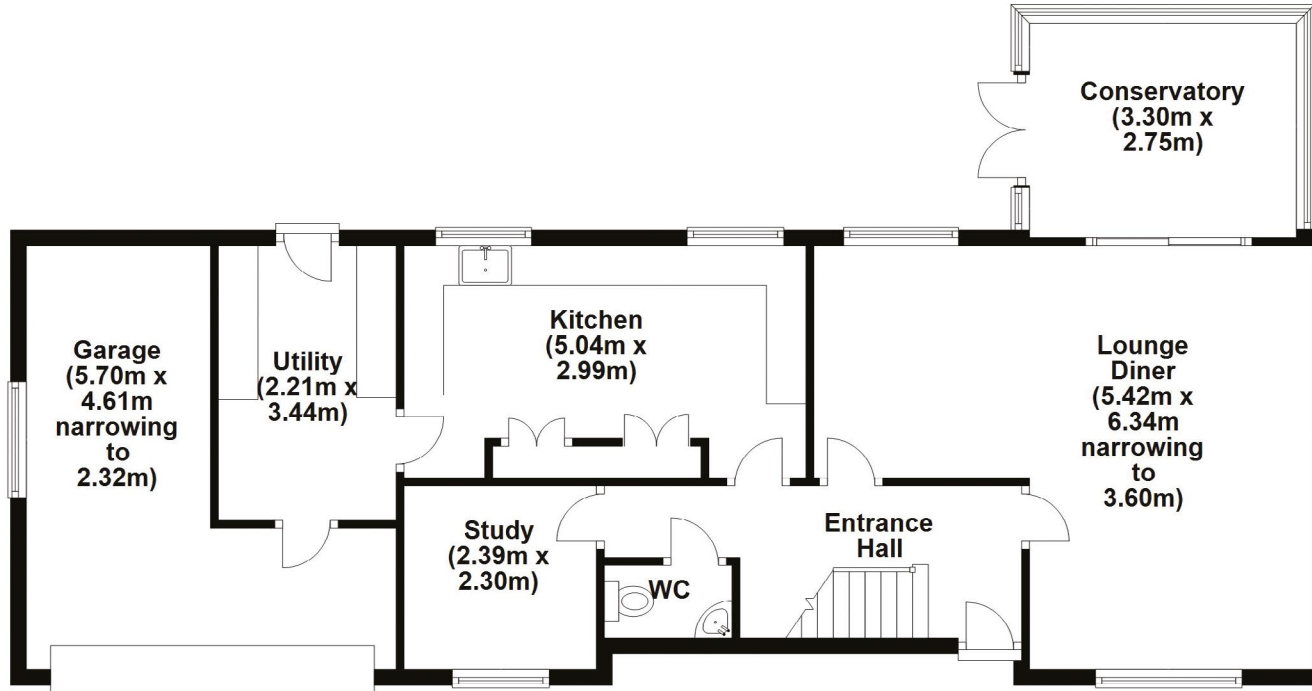
AGENT

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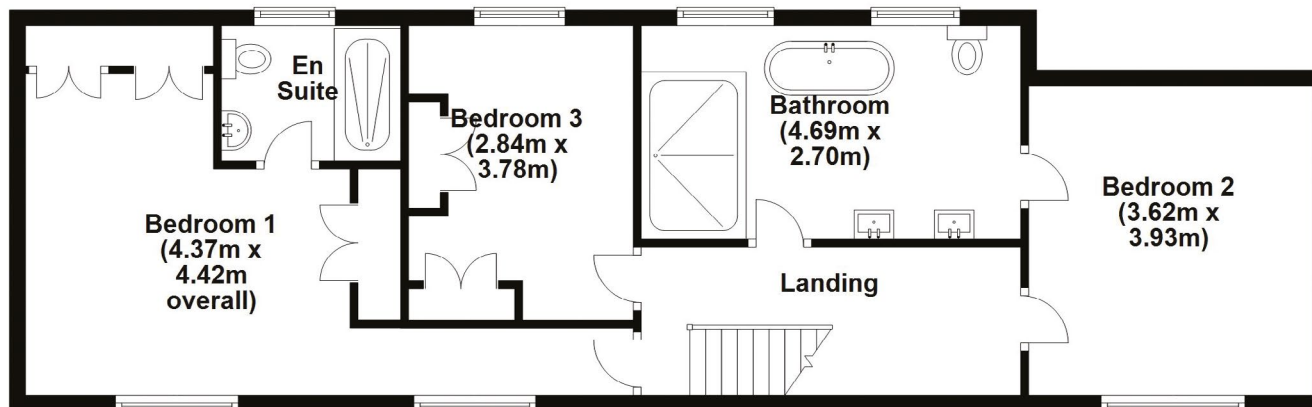
Ground Floor

Approx. 94.4 sq. metres (1015.8 sq. feet)



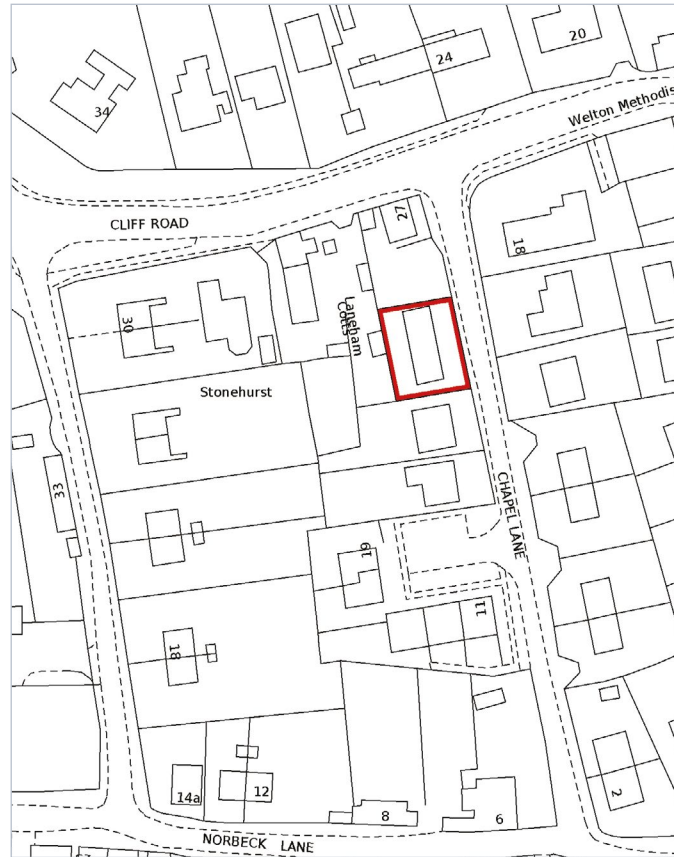
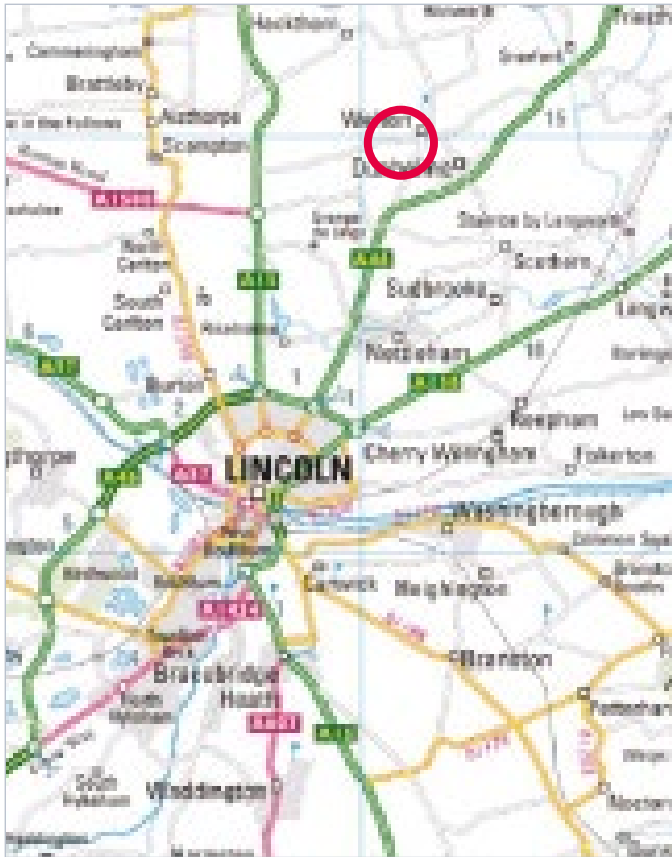
First Floor

Approx. 73.2 sq. metres (787.5 sq. feet)



Total area: approx. 167.5 sq. metres (1803.4 sq. feet)





POSTCODE
LN2 3JW

Energy performance certificate (EPC)

25, Chapel Lane Welton LINCOLN LN2 3JW	Energy rating C	Valid until: 28 June 2027 Certificate number: 8573-7626-5500-1248-3926
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Property type	Detached bungalow
Total floor area	110 square metres

Rules on letting this property

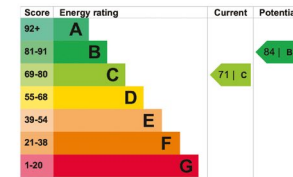
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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