



6 Eastfield Lane
Welton, Lincoln

BROWN & CO JH Walter



6 Eastfield Lane, Welton, Lincoln

A three bedroom detached property that has gone through a substantial refurbishment and extension programme to create a beautifully presented family home in the highly sought after village of Welton.

The ground floor comprises an entrance hall, open plan kitchen/diner/living room, utility, study, store room, lounge, bedroom and shower room. The first floor offers two generous double bedrooms, landing and a family bathroom.

Outside the front elevation offers a generous gravelled driveway with hedged boundaries and a side pathway leads to the rear south facing garden which comprises a large patio and lawned area with newly fenced boundaries.



ACCOMMODATION

Entrance Hall

Double glazed casement window to front elevation, stairs to first floor, radiator and door to;

Kitchen/Dining/Living Room

Double glazed casement windows to front elevation and double glazed bi-fold doors to rear elevation. Fitted wall and base units with Quartz worktops and built in Bosch appliances including a fridge freezer, double oven/grill, four ring electric hob with extractor over, separate island with Quartz worktop, composite sink, built in Bosch dishwasher, two radiators and door to;

Utility

Double glazed casement window to rear elevation, fitted wall and base units with built in Bosch washing machine and built in tumble dryer, newly fitted Worcester boiler, radiator, door to;

Study

With skylight, radiator and door to;

Store Room

With power, light and roller shutter door.

Lounge

Double glazed casement window to front elevation, radiator.

Bedroom Three

Double glazed casement window to rear elevation, radiator.

Shower Room

Double glazed casement window to rear elevation, three piece suite comprising large walk in shower with dual shower head, wash basin in vanity unit, low flush wc, heated towel rail, LED mirror, part tiled walls and extractor.

First Floor

Bedroom One

Double glazed casement window to rear elevation and double glazed Velux window to front elevation, eves storage cupboard, radiator.

Bedroom Two

Double glazed casement window to rear elevation and double glazed Velux window to front elevation, eves storage cupboard, radiator.

Bathroom

Double glazed casement window to rear elevation, three piece suite comprising panelled bath with shower over, low flush wc, wash basin in vanity, heated towel rail, LED mirror and extractor fan.

Landing

With double glazed Velux window to front elevation.

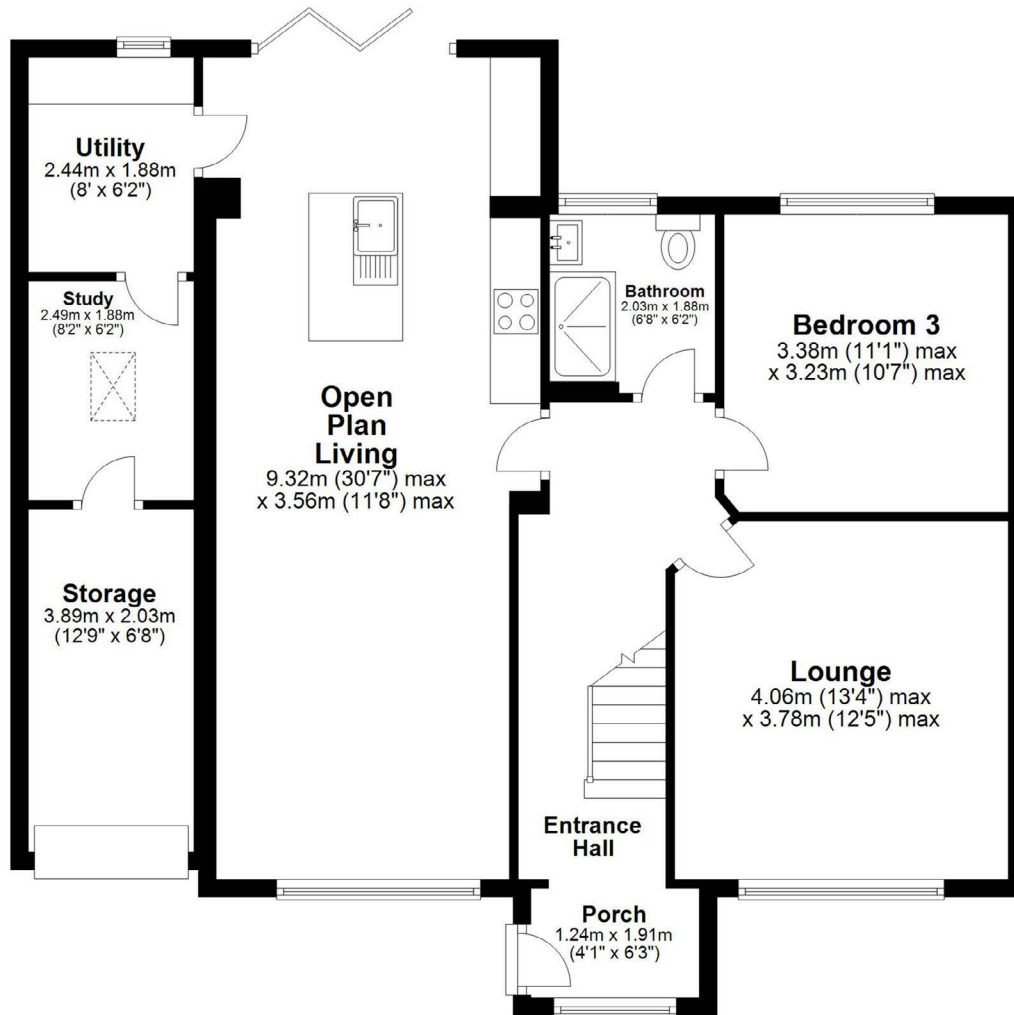
Amenities

Welton is a sought after village which lies approximately 5 miles to the north of the historic Cathedral and University City of Lincoln. The extensive list of amenities include pre-school, primary and secondary school, various shops including a co-op, post office, chemist, a dentist, doctors, vets, hairdressers, cafe, a range of takeaways, Black Bull public house and a sports & social club.

The village also has St Mary's Church, village hall, Library, sports fields with football pitches and skate park, a golf course with driving range, fishing lake and a riding stable.

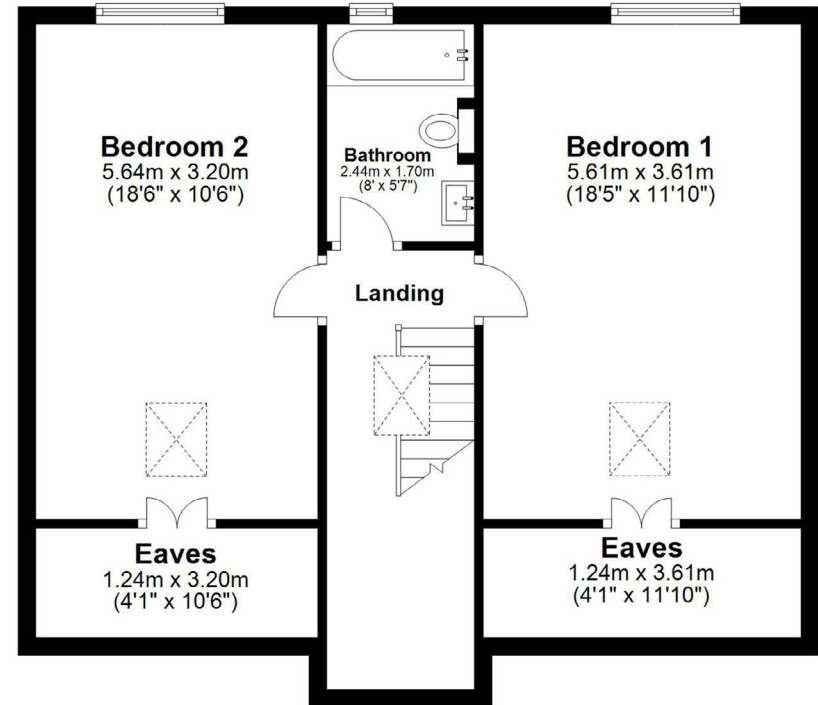
Ground Floor

Approx. 94.1 sq. metres (1012.8 sq. feet)



First Floor

Main area: approx. 52.1 sq. metres (560.4 sq. feet)
Plus eaves storage, approx. 8.5 sq. metres (91.1 sq. feet)



Main area: Approx. 146.2 sq. metres (1573.2 sq. feet)

Plus eaves storage, approx. 8.5 sq. metres (91.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

Chris Gothorp Photography 2024. Unauthorised reproduction prohibited.

Plan produced using PlanUp.

6 Eastfield Lane, Welton

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band C

Services

We understand the property offers mains water, electric, gas and main sewer connections.

Mobile

We understand from the Ofcom website there is likely to be mobile coverage from EE and Three with more limited coverage from O2 and Vodafone.

Broadband

We understand from the Ofcom website that standard, superfast and ultra fast broadband are available near this property with a maximum download speed of 1000 Mbps and an upload speed of 100 Mbps.

Buyer identity check

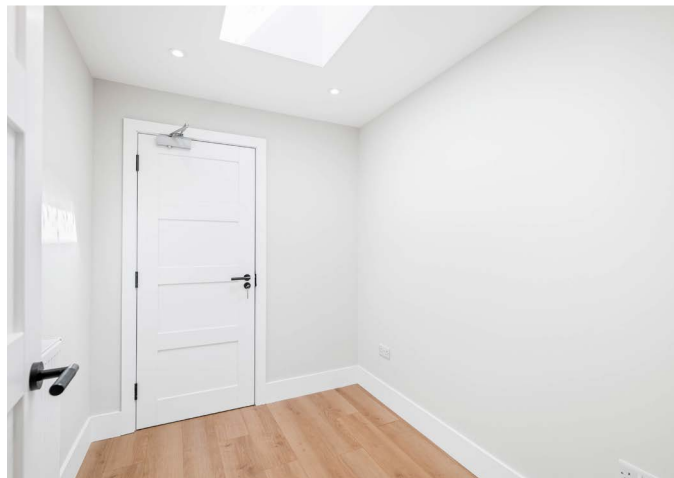
Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Agent

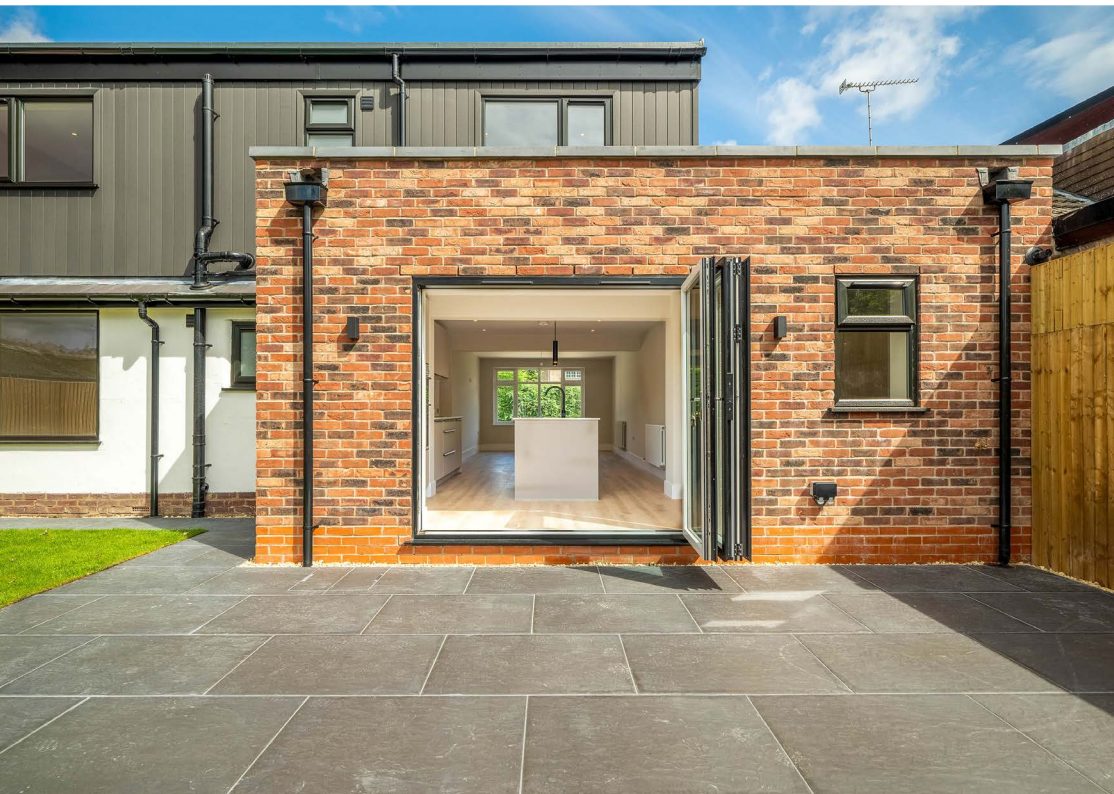
James Mulhall

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lincolncitycentre@brown-co.com









Energy performance certificate (EPC)

6 Eastfield Lane Welton LINCOLN LN2 3NA	Energy rating	Valid until:	22 May 2034
	C	Certificate number:	9234-0625-0200-0782-1226

Property type	Semi-detached house
Total floor area	138 square metres

Rules on letting this property

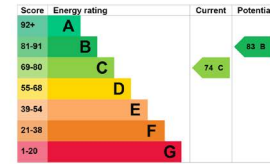
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Directions - LN2 3NA

Enter the village on Cliff Road and continue through the village on Ryland Road. Then bear left onto Eastfield lane where the property can be found on your right.

<https://what3words.com/zoos.oiled.uppermost>

IMPORTANT NOTICES

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