



25 Eastfield Close
Welton, Lincoln

BROWN & CO JH Walter



25 Eastfield Close, Welton, Lincoln, LN2 3NB

A deceptively spacious detached family home offering accommodation in excess of 2,500 sq. ft whilst occupying a corner plot within the highly sought after village of Welton.

The property benefits from excellently presented accommodation comprising briefly of an entrance hall, open-plan kitchen / dining room with pantry, utility, snug, living room, study / bedroom and shower room to the ground floor, along with a master bedroom with walk in wardrobe and en-suite, two further double bedrooms both with en-suites and a galleried landing to the first floor.

Outside the property has a driveway which leads to a tandem garage along with mature gardens situated to the front and side of the property.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door and double glazed windows to side, vaulted ceiling with Velux window, two storage cupboards, stairs rising to first floor, solid wood parquet flooring, radiator.

Kitchen / Dining Room

Dual aspect double glazed windows to front and rear, double glazed French doors leading to the front garden, Belfast sink, worktops, central island unit, base and eye level storage units, space for fridge freezer, space for range cooker, integrated wine fridges, part tiled and part engineered wood flooring, radiator. Access to pantry with double glazed window, tiled flooring, shelving and worktop.

Snug

Double glazed window to rear, wood effect flooring, radiator.

Utility

Double glazed window and entrance door to side, worktop, base and eye level storage units, tiled flooring, radiator.

Bathroom

Double glazed window to rear, WC, pedestal wash basin, free standing roll edge bath tub, radiator, airing cupboard housing boiler.

Living Room

Double glazed windows to front, side and rear, wood burning stove inset to fireplace with stone hearth, two radiators, engineered wood flooring.

Inner Hallway

Double glazed window to side.

Study / Bedroom Four

Double glazed French doors to front, radiator, built in office furniture.

Shower Room

WC, wash basin, shower cubicle, tiled flooring.

First Floor

Galleried Landing

Double glazed window to front, three Velux windows, radiator, wooden flooring.

Bedroom One

Velux window, walk in wardrobe with hanging rails and shelving, radiator.

En Suite

Velux window, fitted shower cubicle, WC and wash hand basin, heated towel rail, radiator, tiled flooring.

Bedroom Two

Velux window, radiator.

En Suite

Velux window, fitted shower cubicle, WC and wash hand basin, heated towel rail, radiator, tiled flooring.

Bedroom Three

Velux window, wood flooring, radiator.



En Suite

Velux window, fitted shower cubicle, WC and wash hand basin, heated towel rail, radiator, tiled flooring.

Outside

The property occupies a corner plot with the garden predominantly to the front of the property which consists of a mature garden with a variety of flowerbeds, shrubs and hedging. There is a further lawned area with fruit trees and enclosed gravelled courtyard area with a well. To the side and rear of the property there is a driveway and gravelled hardstanding area providing access to the Tandem Garage.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band D

MOBILE

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

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max 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.

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

James Drabble

01522 504304

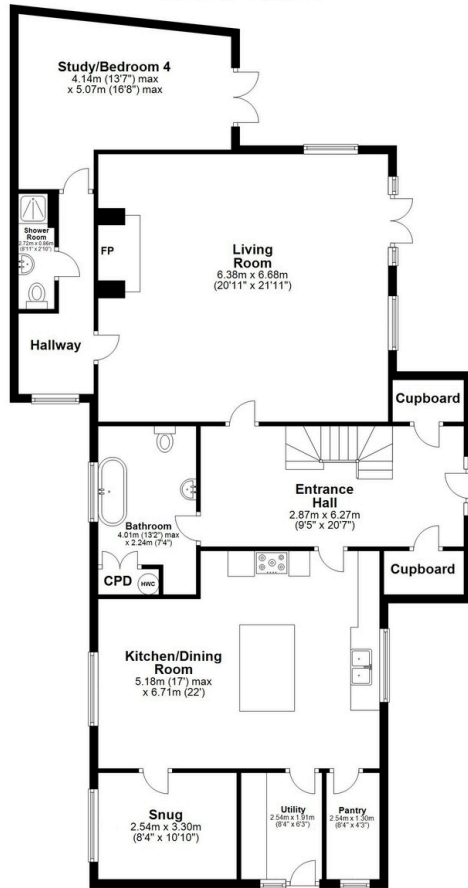
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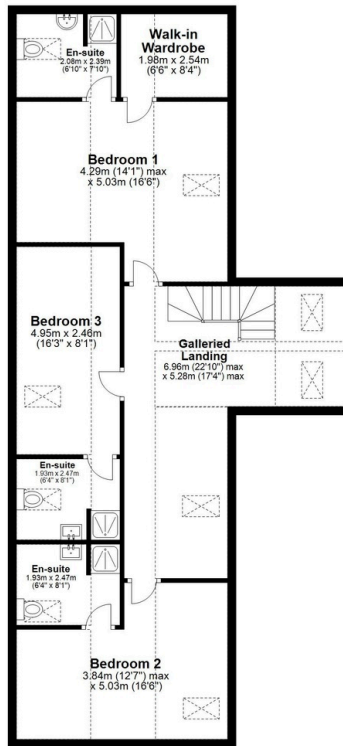




Ground Floor
Approx. 144.6 sq. metres (1556.2 sq. feet)



First Floor
Approx. 95.6 sq. metres (1029.1 sq. feet)



Total area: approx. 240.2 sq. metres (2585.4 sq. feet)

SIAS 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.
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25 Eastfield Close, Welton

9/18/24, 10:20 AM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

25 EASTFIELD CLOSE WELTON LINCOLN LN2 3NB	Energy rating C	Valid until: 29 July 2031
		Certificate number: 7609-3008-3203-8819-5204

Property type	Detached house
Total floor area	248 square metres

Rules on letting this property

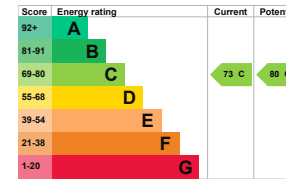
Properties can be let if they have an energy rating from A to E.

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 C.

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

IMPORTANT NOTICES

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