



6 Castle Hill  
Welbourn, Lincoln

**BROWN & CO** JH Walter



## 6 Castle Hill, Welbourn, Lincoln, LN5 0NF

Excellent presented detached bungalow situated on a stunning plot next to the grounds of the former Castle in the heart of the rural cliff edge village of Welbourn.

The property benefits from spacious accommodation comprising of an entrance hallway, living room, dining room, kitchen, master bedroom with en-suite, two further bedrooms and a family bathroom all which benefit from under floor heating.

Outside to the front is a lawned garden and driveway which leads to an integral garage, alarm system and outside security lighting, whilst to the rear is a pleasant, enclosed South facing tiered garden.



### ACCOMMODATION

#### Entrance Hallway

Front entrance door, storage cupboard, under floor heating.

#### Living Room

Double glazed window to front, electric fire with surround and mantle over, under floor heating archway opening into:

#### Dining Room

Double glazed window to side, under floor heating.

#### Kitchen

Double glazed window and entrance door to rear, one and a half drainer sink, granite worktops, matching base and eye level storage units, integrated appliances including microwave, two ovens, induction hob with extractor over, dishwasher, fridge freezer, washing machine, disposal unit and wine cooler, tiled flooring with under floor heating.

#### Bedroom One

Double glazed window to rear, under floor heating.

#### En Suite

Double glazed window to rear, WC, vanity wash basin, double walk in shower enclosure, heated towel rail, tiled flooring and walls, under floor heating.

#### Bedroom Two

Double glazed window to front, under floor heating.

#### Bedroom Three

Double glazed window to front, loft access, under floor heating.

#### Bathroom

Two double glazed windows to rear, corner shower cubicle, bath, vanity wash basin and WC unit, heated towel rail, tiled flooring and walls, under floor heating.

#### Outside

To the front is a lawned garden with decorative shrubs and a block paved driveway which leads to an integral garage with electric roller door.

To the rear is an enclosed south facing tiered garden which is laid to lawn along with raised decking, tiered flower beds and rockery.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band C

### MOBILE

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

### BROADBAND

We understand from the Ofcom website that standard broadband is available at this property with a max download speed of 27 Mbps and an upload speed of 4 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  
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)			
6, Castle Hill Welbourn LINCOLN LN5 0NF	Energy rating <b>D</b>	Valid until:	7 March 2028
		Certificate number:	8358-7627-2700-8843-3906
Property type		Detached bungalow	
Total floor area		83 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

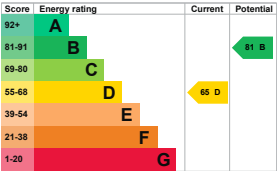
This property's energy rating is D. It has the potential to be B.

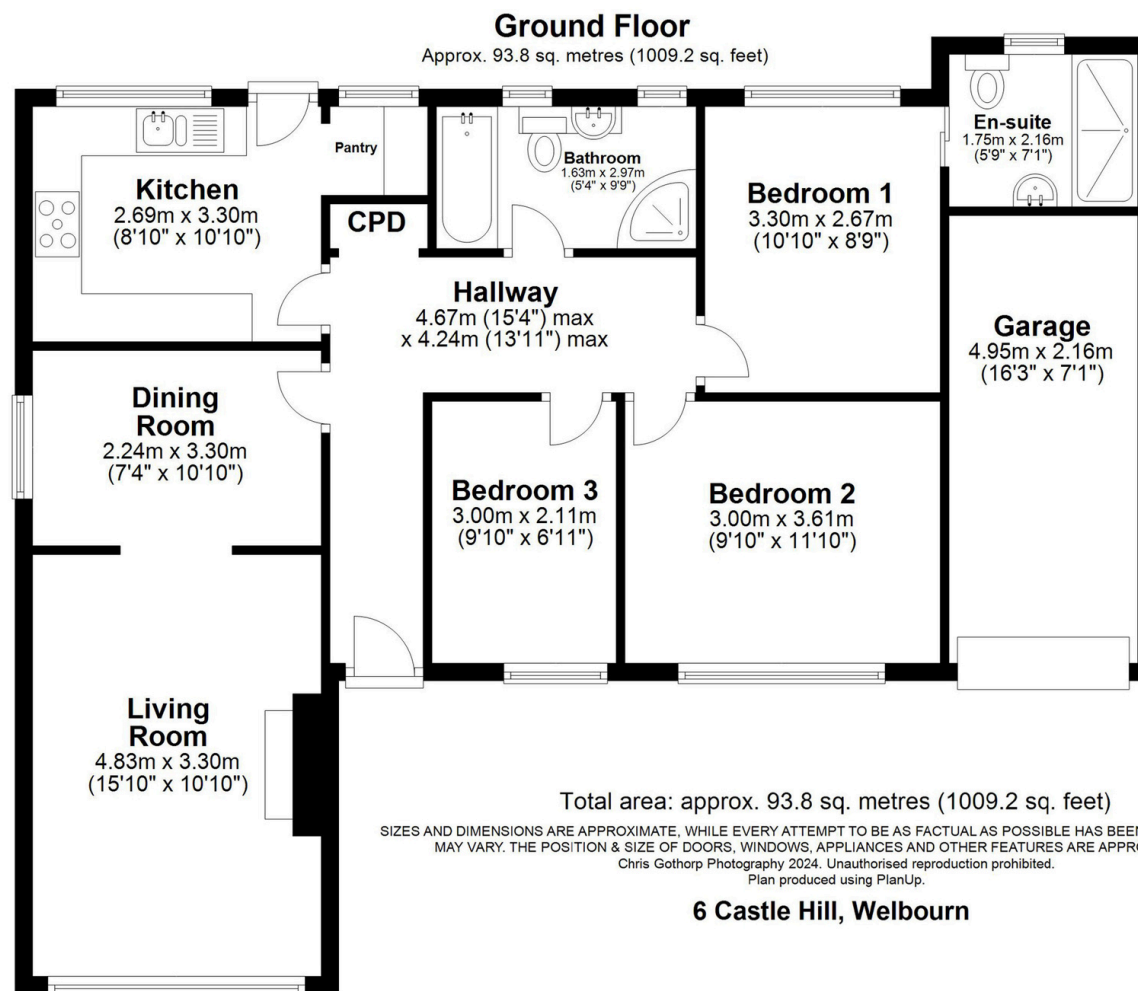
[See how to improve this property's energy efficiency.](#)

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





## 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 others 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 of 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. Particulars Dated

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