



8 Halfpenny Close  
Welton, Lincoln

**BROWN & CO** JH Walter







## 8 Halfpenny Close, Welton, Lincoln

Lincoln - 8 miles (Direct trains London Kings Cross daily)

A spacious detached family house situated in the highly sought after village of Welton. The property benefits from excellently presented living accommodation comprising of entrance hall, WC, living room, sitting room, study, open-plan kitchen / dining room with AGA, and utility to ground floor, along with master bedroom with en-suite, three further double bedrooms, jack & jill en-suite and family bathroom to the first floor.

Outside the property is accessed via a long block paved driveway which leads to a double garage, whilst to the rear is a pleasant south facing garden..



### ACCOMMODATION

#### Entrance Hall

Front entrance door, stairs rising to first floor, coving to ceiling, radiator.

#### WC

Low level WC, wash hand basin, extractor, radiator.

#### Reception One

Double glazed window to front, fireplace, coving to ceiling, radiator.

#### Reception Two

Double glazed window to front, coving to ceiling, radiator.

#### Study

Double glazed window to side, radiator.

#### Kitchen / Dining Room

Double glazed window and entrance door to rear, one and a half stainless steel drainer sink, matching base and eye level storage units, integrated gas hob with oven below and extractor over, AGA, space for fridge freezer and dishwasher, radiator.

#### Utility

Entrance door to side, wall mounted central heating boiler, space for washing machine and tumble dryer, tiled splash backs, worktop, radiator.

#### First Floor

##### Landing

Double glazed window to front, airing cupboard housing hot water cylinder, loft access, radiator.

##### Bedroom One

Double glazed window to rear, radiator.

##### En-Suite

Double glazed window to rear, WC, pedestal wash basin, shower cubicle, heated towel rail, extractor.

##### Bedroom Two

Double glazed window to front, radiator, door leading to Jack & Jill en-suite.

##### Jack & Jill En-Suite

Double glazed window to side, WC, pedestal wash basin, shower cubicle, heated towel rail, extractor.

##### Bedroom Three

Double glazed window to rear, radiator, door leading to Jack & Jill en-suite.

##### Bedroom Four

Double glazed window to front, radiator.

#### Family Bathroom

Double glazed window to rear, WC, pedestal wash basin, bath, heated towel rail, extractor.

### OUTSIDE

To the front is a lawn and a block paved driveway which provides parking for several vehicles and leads to a double garage with two up and over doors to the front along with personnel door to side. The rear garden is mainly laid to lawn with two patio areas, decorative shrubs and borders, fenced perimeter and outside tap.

### 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.

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.

COUNCIL TAX

Band E

LOCAL AUTHORITY

West Lindsey District Council: 01427 676676

AGENT

James Drabble  
01522 504304  
lincolncitycentre@brown-co.com



4/23/25, 2:06 PM

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

Energy performance certificate (EPC)

8 HALPENNY CLOSE  
WELTON  
LINCOLN  
LN2 3FH

Energy rating

C

Valid until:

11 April 2031

Certificate number:

0339-0424-4000-0802-5296

Property type

Detached house

Total floor area

147 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0339-0424-4000-0802-5296?print=true>

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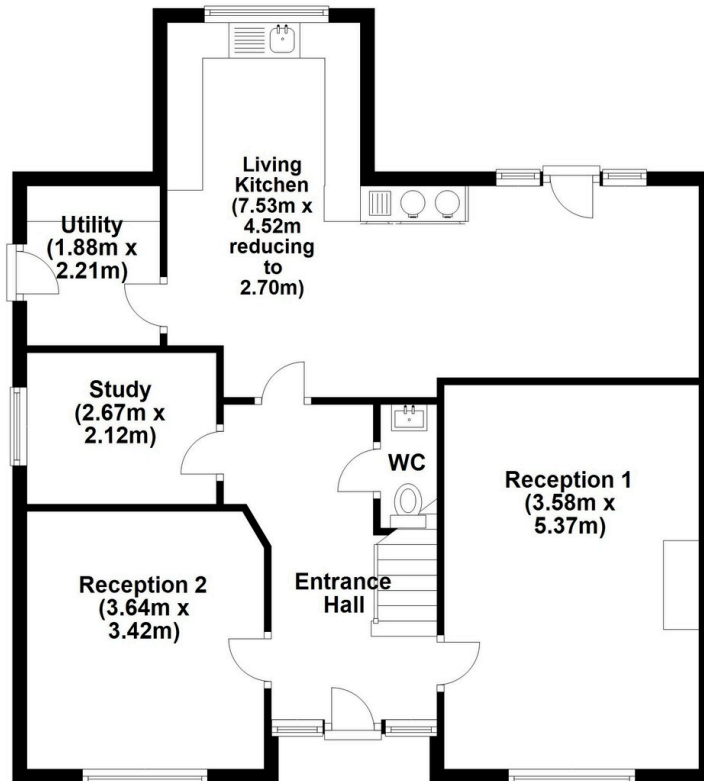
This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 13 April 2021 at 10:18:15. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.



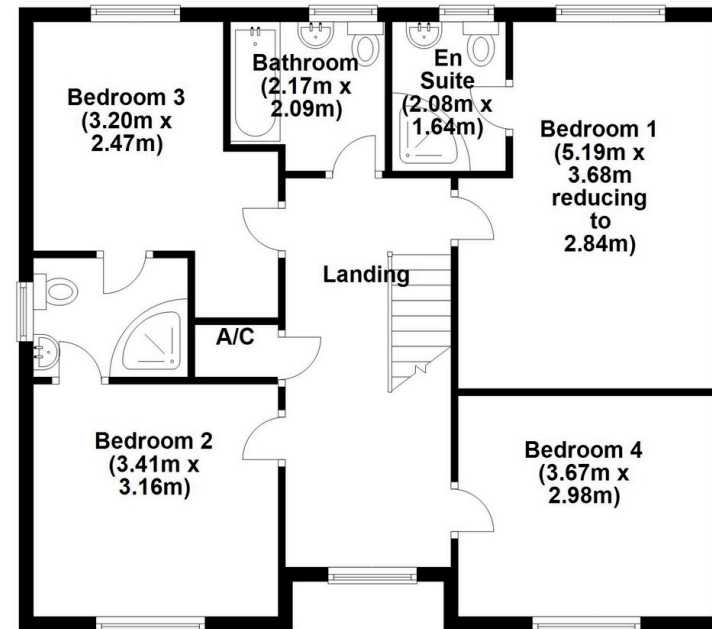
### Ground Floor

Approx. 82.1 sq. metres (884.2 sq. feet)



### First Floor

Approx. 78.4 sq. metres (843.4 sq. feet)



Total area: approx. 160.5 sq. metres (1727.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

### 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 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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