



1 Barnes Lane
Wellingore, Lincoln

BROWN & CO JH Walter



1 Barnes Lane, Wellingore, Lincoln, Lincolnshire, LN5 0JB

Lincoln - 11 miles Grantham - 15 miles (London Kings Cross 70 mins)

Situated on a quiet lane within the sought after cliff edge village of Wellingore, this delightful three bedroom detached bungalow sits on a beautifully maintained plot with attractive kitchen/diner and living room and offers light, spacious and versatile living space.

In more detail, the accommodation comprises reception room, kitchen/dining room and utility room with three bedrooms, one with walk-in dressing area and en-suite shower room and family bathroom to the ground floor.

Outside, the property sits on an attractive and landscaped plot with well maintained gardens to the front and rear, with ample parking to the front and an attached single garage leading off.



ACCOMMODATION

Entrance Porch

Entrance via solid wood glazed door. With wood flooring.

Reception Room

Double glazed window to front. Electric fire with tiled hearth, radiator.

Kitchen/Dining Room

Double glazed window to front. Comprising a range of wall and base units with roll top work surfaces, soft close drawers and wine rack, ceramic sink and drainer, integrated NEFF oven and grill with warming drawer, four ring CDA ceramic hob with extractor over, integrated Montpellier fridge and freezer, Bosch dishwasher, spotlights and radiator. Leading to:

Utility

uPVC double glazed door to rear and double glazed windows to side and rear. Comprising a range of wall and base units with space and plumbing for washing machine and dryer, wall mounted Vaillant boiler unit, access to loft space, tiled flooring and radiator.

Rear Entrance Hall

With airing cupboard and access to loft space.

Bedroom One

Double glazed window to rear elevation. With spotlights and radiator.

Walk-in Wardrobe

Obscure double glazed window to side elevation. With built-in wardrobe, heated towel rail, spotlights and radiator.

En-Suite Shower Room

Obscure double glazed window to front with fitted blind. Fully tiled, comprising shower cubicle, low level WC, wash hand basin with mixer tap, heated towel rail, spotlights and tiled flooring.

Bedroom Two

Double glazed window to rear elevation. With built-in sliding wardrobes, spotlights and radiator.

Bedroom Three

Double glazed window to rear elevation. Spotlights and radiator.

Family Bathroom

Double glazed window to side elevation with fitted blind. Fully tiled, comprising bath with side screen and shower over, low level WC, heated towel rail, spotlights and tiled flooring.

OUTSIDE

The property is approached from a quiet lane via a tarmacadam driveway which provides ample parking and in turn leads to a single attached garage with up and over door, power and lighting. To the front, there is a well-maintained garden with manicured lawn, an array of planted beds and borders, monkey puzzle tree and maturing hedging with paved terrace to the front and part walled and fenced boundaries to each side. Leading on from the front, there is a pathway with runs to the side of the property and in turn leads to a good sized ornamental garden with raised beds to the rear, with stone wall and creepers and a part fenced boundary with pretty pathway and rock garden.



SITUATION

Wellingore is a sought after cliff village situated about 11 miles from The Cathedral City of Lincoln to the north and 15 miles from the market town of Grantham with its Main East Coast railway station (London Kings Cross 70 mins). Wellingore conjoins the village of Navenby to the north and the Viking Way footpath traverses through the village, passing from the side of the cliff edge to the Ermine Street. Many local facilities are available in neighbouring Navenby including a primary school, medical practice, several shops, award winning butchers, restaurants and two public houses.

Grantham is an historic and growing market town situated on the old Great North Road (A1) and the East Coast main line links the town to London (Kings Cross) in just over an hour. Within the town there are both girls' and boys' grammar schools and a number of nursery, primary and secondary schools. It has a wealth of amenities such as health, dining, leisure and shopping including a variety of independent and national chain shops as well as a Saturday street market.

The historic Cathedral city of Lincoln is situated about 11 miles away by car. Lincoln is a vibrant University City offering a variety of facilities including an excellent choice of schools in both the public and private sectors, colleges, shops, restaurants, public houses and leisure activities and offers the beautiful Cathedral Quarter, Cultural Quarter, Bailgate, Steep Hill, the attractive Brayford Waterside area and Eastgate Tennis Club. The Lincoln County Hospital is also easily accessible.

FIXTURES & FITTINGS

All fixtures, fittings and garden ornaments are not included in the sale unless mentioned in these particulars. However, certain items may be available for purchase by separate negotiation.

TENURE

Freehold. For Sale By Private Treaty.

LOCAL AUTHORITY

North Kesteven District Council: 01529 414155

USEFUL NUMBER

Lincolnshire County Council: 01522 552222

SERVICES

Mains water, drainage, gas and electricity are connected. None of these services or appliances have been tested by the agent.

AGENTS NOTES

The property is fitted with an alarm system.

COUNCIL TAX

The property is in band C.

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) 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 Drabble

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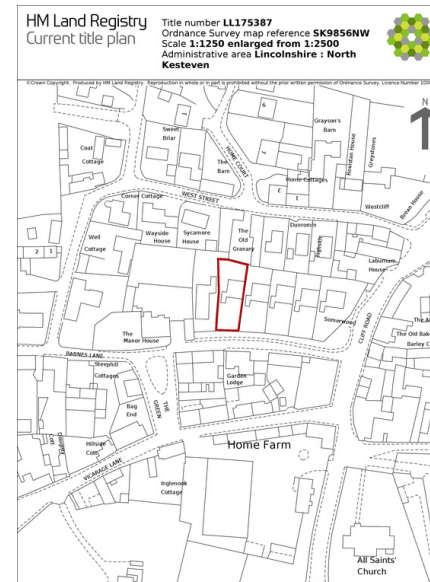








Total area: approx. 113.2 sq. metres (1218.6 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 25 March 2021 at 11:14:41. 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.

4/26/25, 10:36 AM

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

Energy performance certificate (EPC)		
1 BARNES LANE WELLINGORE LINCOLN LN6 3LB	Energy rating	Valid until: 14 March 2031
	D	Certificate number: 9757-3004-2207-2739-5204

Property type	Detached bungalow
Total floor area	101 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 C.

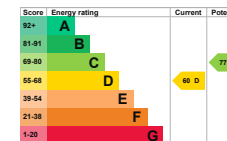
[See how to improve this property's energy efficiency.](#)

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/9757-3004-2207-2739-5204?print=true>

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IMPORTANT NOTICES

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