



32 Beckhall
Welton, Lincoln

BROWN & CO JH Walter



32 Beckhall, Welton, Lincoln, LN2 3LJ

An excellently presented extended detached family home situated within the highly sought after village of Welton close to the centre of the village and William Farr School.

The property benefits from an entrance hall, WC, study, lounge, utility, stunning open-plan kitchen living/dining room with bi-folding doors and vaulted ceiling to the ground floor, along with master bedroom with en-suite, three further bedrooms and a family bathroom to the first floor.

Outside to the front is a driveway and detached double garage, whilst to the rear is a generous lawned garden with raised decking area.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, double glazed window to front, stairs rising to first floor, understairs storage, radiator.

WC

Double glazed window to front, WC, wash basin, radiator.

Study

Double glazed windows to front and side, radiator.

Lounge

Double glazed window to side, electric flame effect fire inset to wall, radiator.

Kitchen

High specification fitted kitchen with a range of integrated appliances including two sinks, induction hobs with extractor over, double oven with microwave and warming drawer, fridge freezer, dishwasher and a central island unit opening into:

Living / Dining Area

With breakfast bar, bi-folding doors opening onto a decking area to the rear garden, stunning vaulted ceiling with exposed beamwork, Velux windows, tiled flooring, door to side of property, radiators.

Utility

With base and eye level storage units and space for further appliances.

First Floor

Landing

Double glazed window to front, airing cupboard, storage cupboard, loft access, radiator.

Bedroom One

Double glazed window to side, built in wardrobes, radiator.

En Suite

Double glazed window to rear, WC, vanity wash basin, shower, heated towel rail.

Bedroom Two

Double glazed windows to front and side, built in wardrobe, radiator.

Bedroom Three

Double glazed window to side, built in wardrobe, radiator.

Bedroom Four

Double glazed window to front, built in wardrobe, radiator.

Bathroom

Double glazed window to side, WC, vanity wash basin, bath with shower attachment, heated towel rail, tiled walls and floor.

Outside

To the front the property is accessed via a driveway providing ample off street parking and leading to a detached double garage with two up and over doors. Gated side access leads to a generous rear garden which is mainly laid to lawn with a raised decking area and further paved seating area.

TENURE & POSSESSION

Freehold and for sale by private treaty.



COUNCIL TAX
Band E

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, 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
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

32 Beckhall Wellton LINCOLN LN2 3LJ	Energy rating C	Valid until:	30 April 2035
		Certificate number:	8235-3825-5400-0959-9202

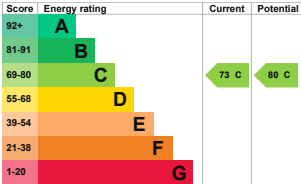
Property type	Detached house
Total floor area	171 square metres

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).

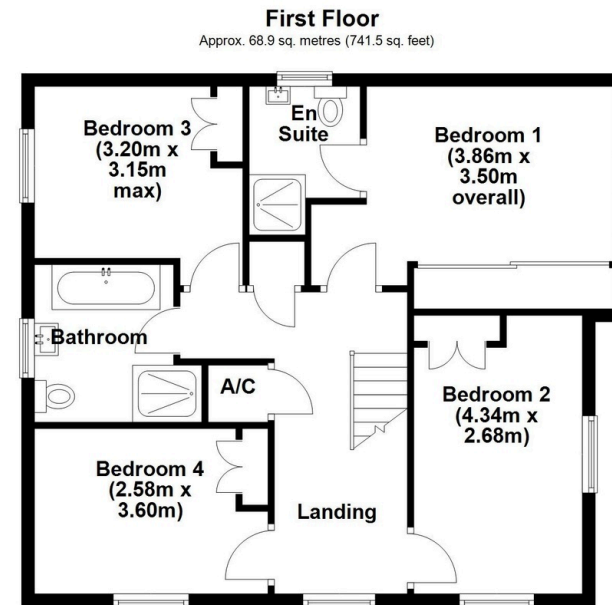
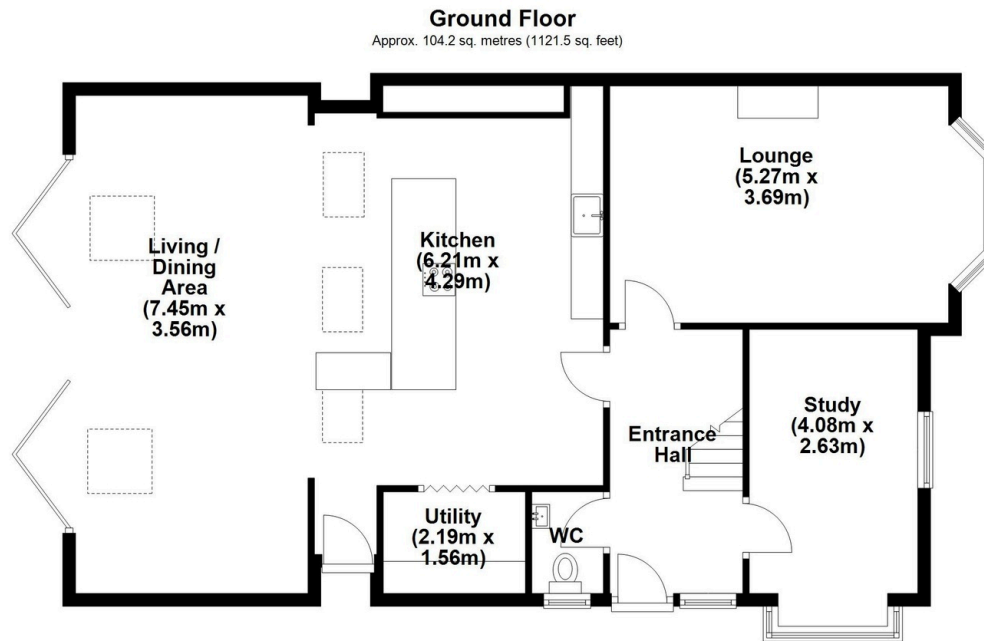
Energy rating and score

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





Total area: approx. 173.1 sq. metres (1862.9 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is 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 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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