



12 Meadow Way  
Welton, Lincoln

BROWN & CO







## 12 Meadow Way, Welton, Lincoln, LN2 3QH

An immaculately presented detached house which originally had three bedrooms but the sellers have turned the third bedroom into a dressing room for the main bedroom and this could easily be changed back if the buyer prefers.

Located in the highly sought after village of Welton which has excellent amenities and schools, the property comprises of an entrance hall, living room, garden room, breakfast kitchen, dining room, utility and WC to the ground floor, along with a master bedroom with dressing room (previously bedroom three), further double bedroom and a large four piece bathroom to the first floor.

Outside to the front is a generous driveway providing ample parking, whilst to the rear is an enclosed garden with patio, artificial lawn, covered BBQ area and an outside bar.



### ACCOMMODATION

#### Ground Floor

##### Entrance Hall

Entrance door, stairs rising to first floor, radiator.

#### WC

Double glazed window to front, WC, wash basin,

#### Dining Area

Double glazed window to front, radiator.

#### Utility

Stainless steel sink inset to worktop, base and eye level storage units, tiled splash backs, spaces for washing machine and tumble dryer, wall mounted boiler,

#### Breakfast Kitchen

Double glazed windows to front and rear, entrance door to side, one and a half stainless steel drainer sink inset to preparation worktops, base and eye level storage units, induction hob with extractor hood over, oven, dishwasher, space for fridge freezer, tiled splash backs, breakfast bar with storage units below, understairs storage cupboard, radiator.

#### Lounge

Radiator, archway opening into:

#### Garden Room

Double glazed windows to side and rear, French doors opening to rear garden.

#### First Floor

##### Landing

##### Bedroom One

Double glazed window to front, built in cupboard, radiator, opening into:

##### Dressing Room (Bedroom Three)

Double glazed window to rear, fitted wardrobes, loft access, radiator.

##### Bedroom Two

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

#### Bathroom

Double glazed window to rear, bath with shower attachment, WC and vanity wash basin unit, walk in shower enclosure, heated towel rail? Fully tiled walls.

#### Outside

To the front is a driveway providing parking for several vehicles and gated side access leading to the rear garden. The rear garden has a paved patio area, artificial lawn, covered barbeque area and a useful outbuilding with power and lighting which is currently used as a patio bar but would also make an ideal home office.

### 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, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.







BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co 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  
lincolnresidentialbrown-co.com

Energy performance certificate (EPC)

12 Meadow Way  
Wellton  
LINCOLN  
LN2 3QH

Energy rating

C

Valid until:

9 October 2025

Certificate number

9380 2210-1800-2895-2326

Property type

Detached house

Total floor area

97 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

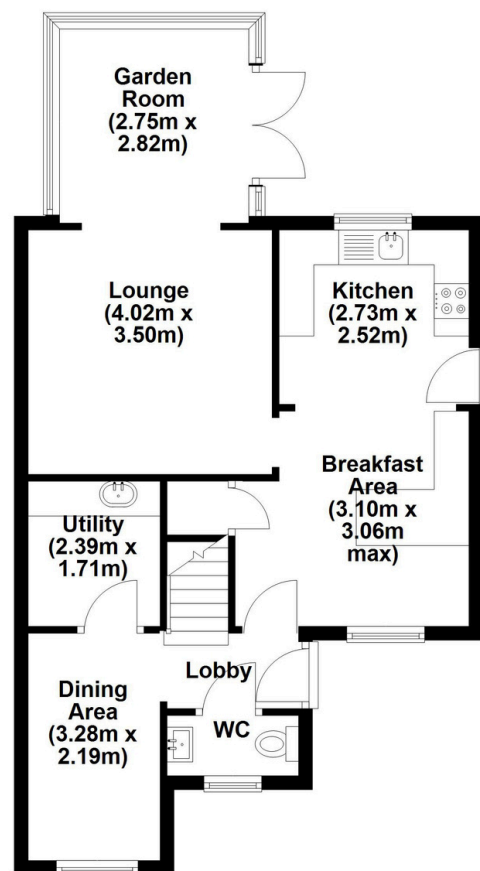
A photograph of a well-maintained garden. On the left, there is a wooden pergola structure over a paved patio area. A black garden shed is partially visible under the pergola. The garden has a green lawn, a dark brown wooden fence, and a small wooden doghouse. A palm tree is visible in the background. Outdoor furniture, including a wicker chair and a glass table, is in the foreground.

A photograph of a modern conservatory with large glass doors and windows. The conservatory has a white frame and a glass roof. It is situated on a paved patio area. Outdoor furniture, including a wicker table and chairs, is on the patio. The conservatory is attached to a brick house. A wooden fence and a small garden bed are visible in the background.



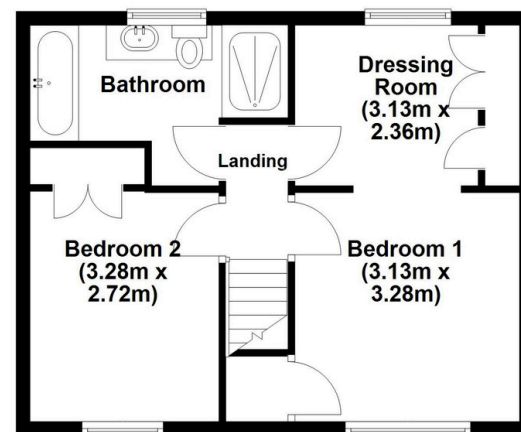
### Ground Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



### First Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 95.0 sq. metres (1022.1 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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