



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 barbecue 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

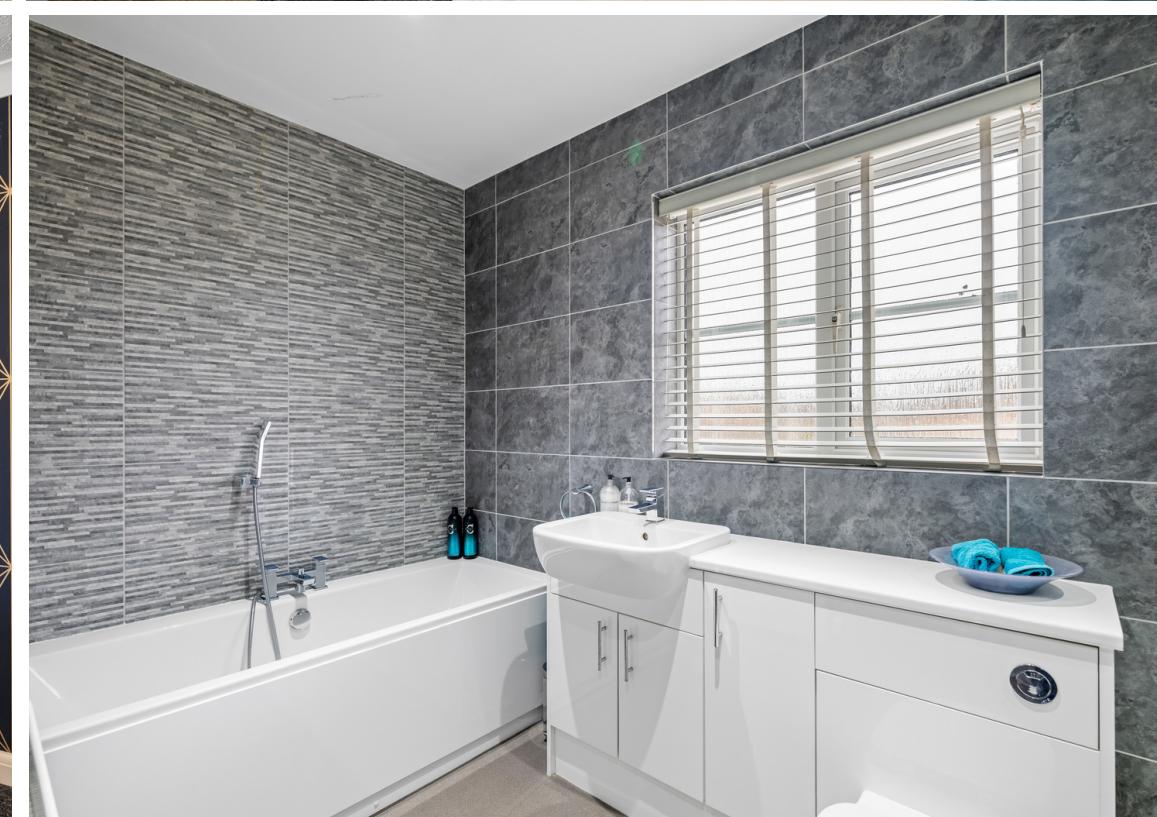
Band C

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

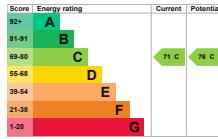
Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, 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

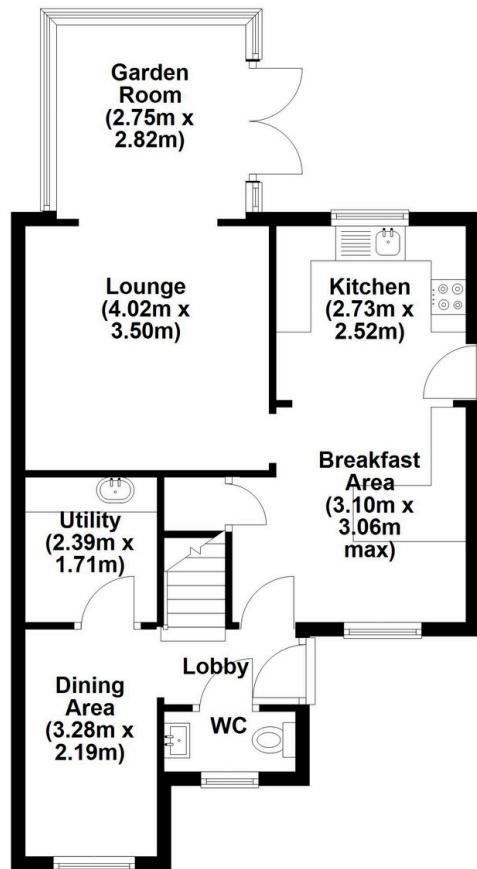
James Drabble
01522 504304
lincolnresidentialbrown-co.com

Energy performance certificate (EPC)		
12 Meadow Way LINCOLN LN2 3QH	Energy rating C	Valid until: 9 October 2035 Certificate number: 9380-2210-1500-2555-2525
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-standards-landlord-quotidians).		
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		
		



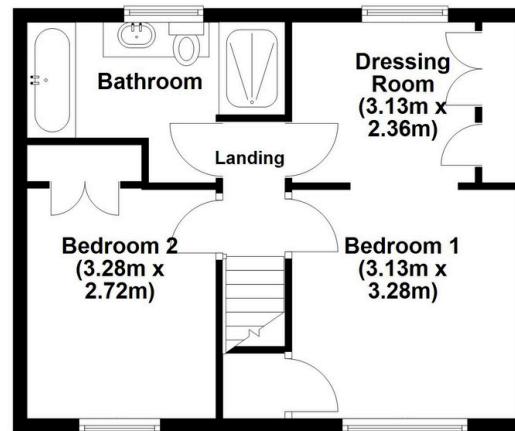
Ground Floor

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

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