



the agent



8 Reed Lane, Welton, LN2 3DU

Asking Price £255,000

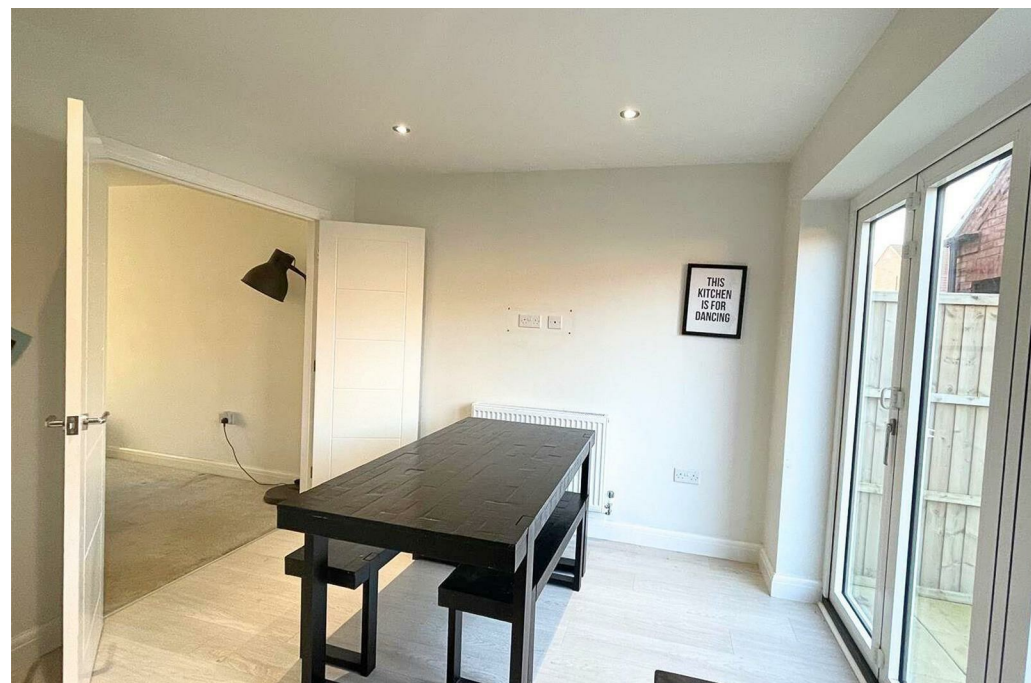
- Three Bedroom Semi Detached House
- Driveway for at least Three vehicles
- Built in 2022 by Beal Homes
- EPC Rating B
- Kitchen/Dining Room with Bi Fold doors to the Rear Garden
- Detached Single Garage
- Added upgrades throughout
- Family Bathroom
- Front and Rear Garden
- Within catchment area of William Farr CofE School

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BUILT IN 2022, with added UPGRADES to KITCHEN and BATHROOM. This WELL PRESENTED property benefits from KITCHEN/DINER with BI-FOLD Doors leading to the enclosed REAR GARDEN, GARAGE & DRIVEWAY providing PARKING.



Council Tax Band: B



Property Description

We are delighted to offer to the market this three bedroom semi detached house situated within the Bishops Green development. The property was completed in 2022 by award winning house builder Beal Homes and boasts three bedrooms, family bathroom, downstairs cloakroom, large lounge, kitchen/dining room with bifold doors to the rear garden and a detached garage with driveway parking for at least three vehicles. The property was built with a number of added upgrades when it was built to include upgrades to the bathroom and kitchen. The village of Welton is extremely popular due to its excellent schooling at primary and secondary levels, William Farr CofE is ofsted rating Outstanding secondary school and the property is within walking distance and the catchment area.

Welton is well served with a number of amenities including Co-op foodstore, doctors, dental surgery, Post Office, Public House, takeaway restaurants and tea rooms. There is also a regular bus service to the Cathedral City of Lincoln.

This property is has a Council Tax rating of B and an EPC rating of B and is a Freehold Property. Please contact The Agent to arrange a viewing.

Entrance Hall

Enter through uPVC front door into entrance hall with vinyl flooring as laid, wall mounted radiator and ceiling light fitting. Doors leading to the Lounge and Cloakroom/WC.

Lounge

19'0" x 11'6"

With carpet as laid, box bay window to the front of the property with uPVC double glazed windows, two ceiling light fittings, wall mounted radiator, stairs to the first floor and double doors leading to the Kitchen/Dining Room.

WC/Cloakroom

7'10" x 3'8"

With low level WC, wash hand basin and half tiled walls and tiled flooring. Ceiling light fitted and extractor fan.

Kitchen/Dining Room

15'6" x 9'6"

With a range of wall mounted and floor fitted units with work surface over, sink with drainer and mixer tap over, integral dishwasher, gas hob and electric oven. Space for washing machine and fridge/freezer and uPVC double glazed window over looking the garden to the rear of the property. With bi-fold doors leading from the dining area to the rear garden, laminate flooring as laid, wall mounted radiator and ceiling spot lights.

Landing

With carpet as laid, ceiling light fitting, storage cupboard and doors to all first floor rooms.

Bedroom 1

15'6" x 9'1"

With carpet as laid, ceiling light fitting, wall mounted radiator and two uPVC double glazed windows to the front of the property.

Bedroom 2

13'3" x 8'5"

With carpet as laid, ceiling light fitting, wall mounted radiator and uPVC double glazed window to the rear of the property.

Bedroom 3

9'7" x 6'8"

With carpet as laid, ceiling light fitting, wall mounted radiator and uPVC double glazed window to the rear of the property.

Bathroom

8'3" x 6'3"

With tiling to the walls and floor, panel bath with shower screen and shower over, wash hand basin, low level WC, heated towel radiator and integral vanity unit with mirror. Ceiling light fitting and extractor fan.

Garage

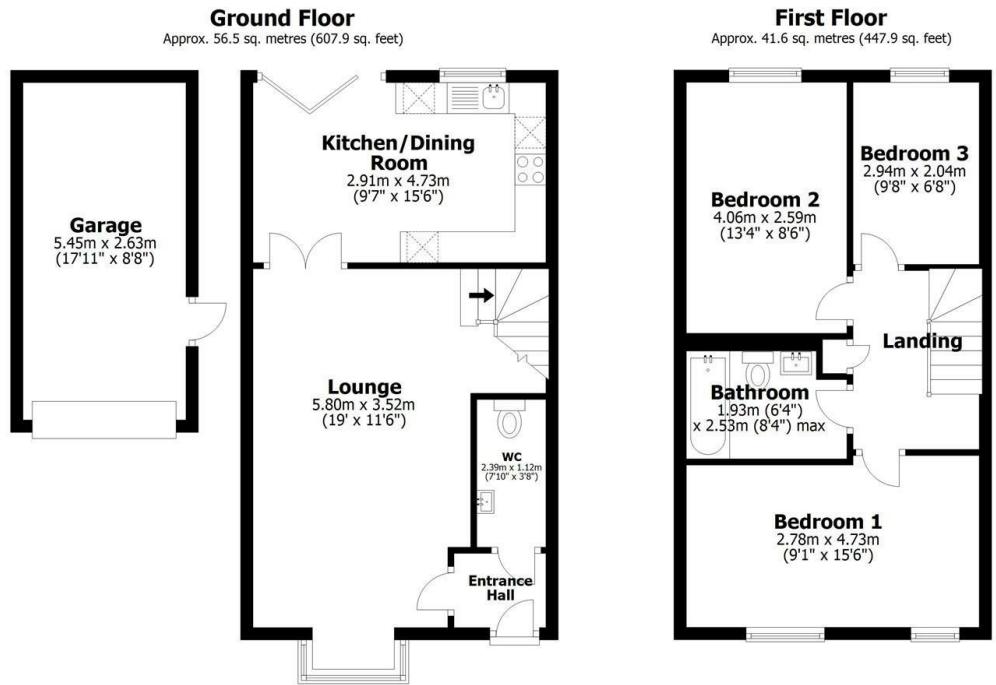
With Metal up and over door and pedestrian door leading to the rear garden. With power and light.

Front Garden

The front garden is mainly laid to lawn with flower bed to the border and pathway leading to the front door. To the side of the property is a long driveway with space for at least three vehicles and a timber gate leading to the rear garden.

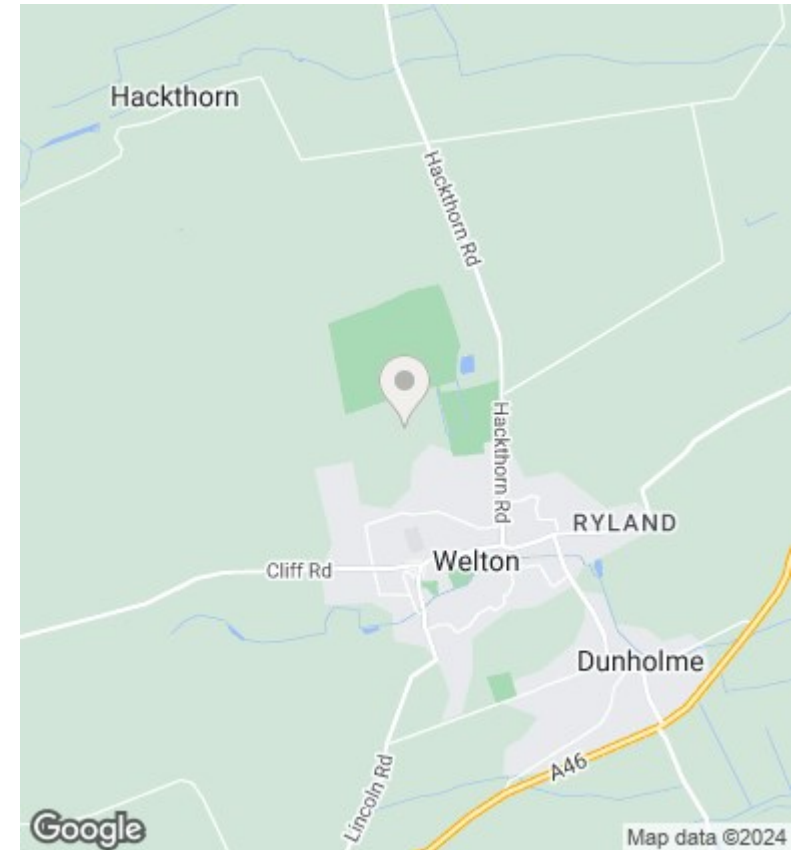
Rear Garden

The rear garden is mainly laid to lawn with timber fencing to the borders. With a small patio area to the rear of the property.



Total area: approx. 98.1 sq. metres (1055.8 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 03330904071 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	