



  
william  
h brown  
**for sale**  
Grantham  
**01476 566363**  
williambrown.co.uk

**Dycote Lane, Welbourn, Lincoln LN5 0NL**

  
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**welcome to**

**Dycote Lane, Welbourn, Lincoln**

Fixed Price of £165,000 - Great Value this mid-terraced family house which has been half modernised offers a good size lounge, newly fitted kitchen diner, two bedrooms and bathroom. In a sought after village location with off-road parking and open field views to the rear. Viewing is Essential.



### **Entrance Hall**

Entering the property through a part glazed door into the entrance hall with an understairs cupboard for storage and doors leading through to the kitchen, lounge and staircase leading to the first floor landing.

### **Lounge**

14' 1" max x 11' 6" ( 4.29m max x 3.51m )

With a window and double glazed sliding patio doors to the rear aspect, brick fireplace with electric fire, and slabbed hearth, and an electric heater.

### **Kitchen**

8' x 11' 1" ( 2.44m x 3.38m )

With a double glazed window to the front, and having a range of grey gloss units to both the floor and eye level with wood worktops over, stainless steel sink with side drainer, mixer tap and tiled splashbacks. Freestanding cooker with extractor hood above, plumbing for a washing machine, wood effect laminate flooring, and an electric heater.

### **First Floor Landing**

With doors leading to the bedrooms and family bathroom.

### **Bedroom One**

10' x 13' ( 3.05m x 3.96m )

With a double glazed window to the rear aspect, fitted wardrobes, electric heater and carpet.

### **Bedroom Two**

12' 9" x 8' 3" ( 3.89m x 2.51m )

With a double glazed window to the front aspect, electric heater, carpet and cupboard for storage housing the water tank.

### **Family Bathroom**

9' 9" x 6' 2" ( 2.97m x 1.88m )

With a double glazed window to the front aspect, P-shaped bath with electric shower over, pedestal wash hand basin, low level WC. Heated towel rail and vinyl flooring.

### **General Description Outside**

Approaching the property to the front there is a picket fence with gated access to a concrete frontage for off-road parking.

The rear garden is sectional featuring a semi brick built shed for storage, paved patio area perfect for outside dining. The garden is mainly laid to lawn with shrub borders, fencing and field views to the rear.



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## Dycote Lane, Welbourn Lincoln

- Mid-Terraced House
- Modern Kitchen and Bathroom
- Two Bedrooms
- Open Field Views to the Rear
- Village Location

Tenure: Freehold EPC Rating: D

**£165,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112750 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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