



- Detached Family Home
- Pleasant Cul-De-Sac Position
- Close To William Farr
- 4 Well Proportioned Bedrooms
- Master En-Suite
- Driveway & Integral Garage
- Fully Enclosed Rear Garden
- Call Today To View!

The Pastures, Welton, LN2 3FD,
£300,000





Located in a cul-de-sac position and within easy walking distance of William Farr comprehensive school is this detached family home on The Pastures. Accommodation briefly comprises spacious entrance hallway, ground floor WC, 13'6" lounge with bay window to front aspect, separate dining room with French doors leading onto rear garden, kitchen and utility. To the first floor there is a spacious first floor landing area, 4 well proportioned bedrooms, en-suite shower room to master bedroom and separate family bathroom. Outside the property benefits from a block paved driveway which leads to an integral single garage and fully enclosed garden to the rear. Call today to view. Council tax band: D. Freehold.



Entrance Hallway

Having part glazed front entrance door, laminate wood effect flooring, radiator, coved ceiling and stairs rising to first floor.

Ground Floor WC

Having low level WC, wash hand basin with tiled splash backs, laminate wood effect flooring, radiator and extractor.

Lounge

13' 8" into bay x 13' 6" (4.16m x 4.11m)

Having large walk-in bay window to front aspect, ornamental fireplace, laminate wood effect flooring, radiator and coved ceiling.

Dining Room

9' 7" x 8' 3" (2.92m x 2.51m)

Having laminate wood effect flooring, radiator, coved ceiling and French doors overlooking the garden.

Kitchen

10' 1" max x 9' 7" max (3.07m x 2.92m)

Having a range of matching wall and base units, display shelving, breakfast bar, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, space for additional appliances, tiled effect laminate flooring, radiator and coved ceiling.

Utility

Having single drainer stainless steel sink unit with tiled splashbacks and base unit beneath, plumbing for washing machine, space for full height fridge freezer, tiled effect laminate flooring and door to side.

First Floor Landing

Having radiator, access to loft and airing cupboard housing Vaillant eco tech combination central heating boiler (installed July 2009 and serviced annually).

Master Bedroom

13' 8" x 10' 4" to front of wardrobes (4.16m x 3.15m)

Having built-in double wardrobe, radiator and coved ceiling.

En-Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed shower, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring, radiator and extractor.

Bedroom 2

13' 2" x 8' 2" (4.01m x 2.49m)

Having built-in wardrobe and radiator.

Bedroom 3

9' 8" x 9' 0" (2.94m x 2.74m)

Having built-in wardrobe and radiator.

Bedroom 4

9' 8" x 6' 6" (2.94m x 1.98m)

Having radiator.

Bathroom

Having 3 piece suite comprising panelled bath with pedestal wash hand basin, low level WC, mosaic tile effect vinyl flooring, radiator, part tiled walls and extractor.

Outside Front

To the front of the property there is a tree-bark garden area with a variety of plants, shrubs and trees, block paved driveway leading to garage and storm porch leading to front entrance door. Gate at side leading to rear garden.

Garage

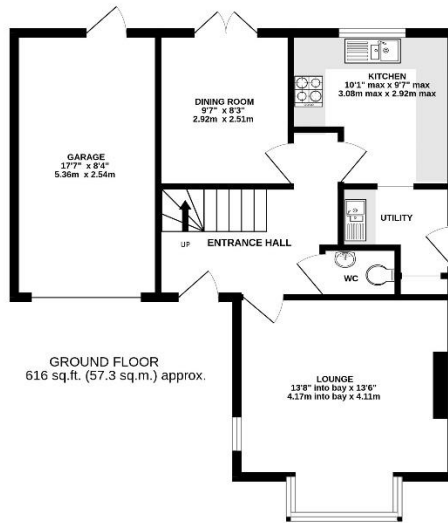
17' 7" x 8' 4" (5.36m x 2.54m)

Having up and over door, power and light. Door leading into garden.

Outside Rear

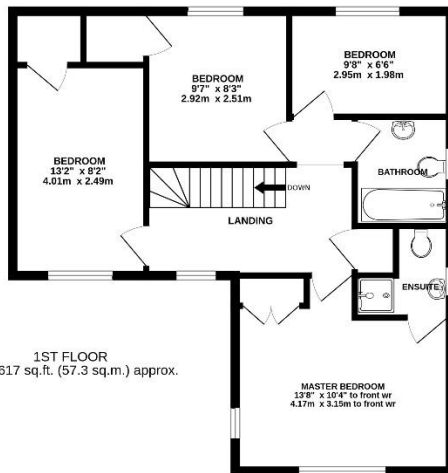
To the rear of the property there is a fully enclosed lawned garden with a variety of plants and shrubs, paved patio area and cold water tap.





TOTAL FLOOR AREA: 1234 sq.ft. (114.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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