



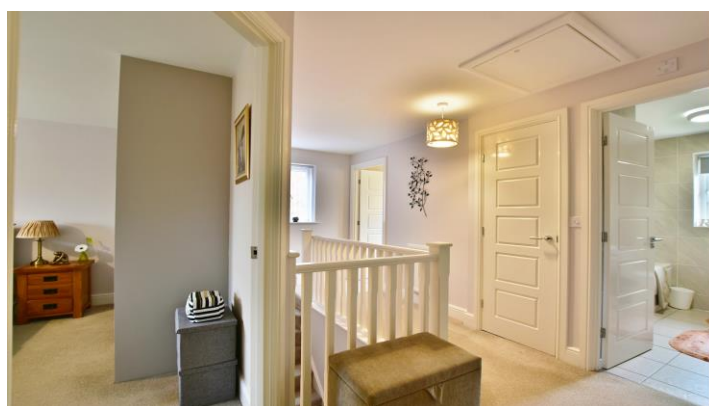
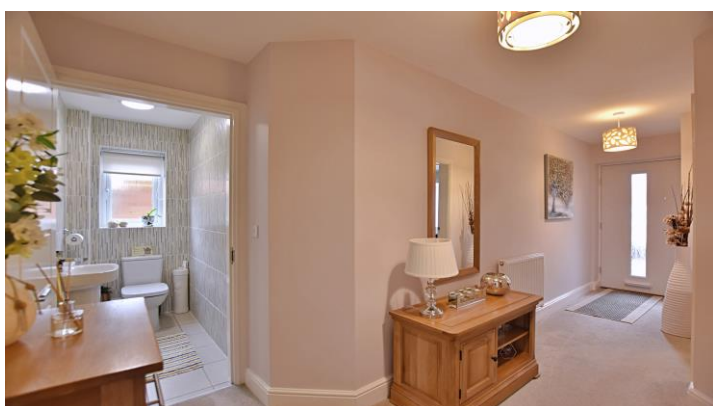
- Detached Modern Family Home
- 4 Bedrooms
- 2 Bathrooms
- Kitchen Diner & Lounge
- Driveway Parking & Single Garage
- Landscaped South-Facing Garden
- Immaculately Presented Throughout
- NO ONWARD CHAIN

Cow Pasture Way, Welton, LN2 3BZ,  
£375,000





This immaculately presented detached house is situated in the popular village of Welton. Built 5 years ago, the property makes for the ideal family home and is situated within a short walk to William Farr CofE School. Enjoying 2 fully tiled bathrooms and a ground floor WC the house has everything a growing family requires. The property comes with 4 bedrooms which includes an impressive master bedroom with built in wardrobe and en suite. To the ground floor is superb kitchen diner with a full set of Neff appliances built in and a cosy lounge with bay window. Externally the property boasts a south-facing garden which comes with a paved seating area. Off street parking is provided by a sizeable tarmac driveway which provides access to a single garage with electric door. The village of Welton is well regarded due to its popular amenities nearby such as; coop food store, pharmacy and doctors surgery, schooling at primary and secondary level, local playing fields, public house, sports and social club as well as a regular bus service to and from Lincoln city centre. Council tax band: D. Freehold.



### Entrance Hall

Having composite front door entry to front aspect, radiator, stairs to first floor, thermostat and access to:

### Downstairs WC

Being fully tiled, uPVC double glazed obscured window to side aspect, radiator, low level WC, pedestal hand wash basin unit, tiled floor and surround.

### Lounge

14' 2" x 10' 8" (4.31m x 3.25m)

Having uPVC double glazed bay window to front aspect, feature electric fireplace, radiator and understairs storage cupboard.

### Kitchen Diner

23' 8" max x 10' 11" (7.21m x 3.32m)

Having a range of base and eye level units with close softing doors, a full range of Neff appliances this include a double oven, gas hob and extractor hood, integral dishwasher. The kitchen also comes with cutlery and pan drawers as well as an integral fridge freezer. Finished with tiled surround and counter worktops, tiled flooring, radiator and a uPVC double glazed window to rear aspect with French doors leading onto the rear garden. and additional external side entrance.

### First Floor Landing

Having uPVC double glazed window to side aspect, airing cupboard with hot water cylinder. Access to an insulated loft.

### Master Bedroom

14' 5" to wardrobe x 10' 8" (4.39m x 3.25m)

Having built-in wardrobe, radiator and uPVC double glazed window to front aspect. Access to:

### En-Suite

6' 6" x 5' 4" (1.98m x 1.62m)

Having corner shower cubicle, low level WC and pedestal wash hand basin unit. Being fully tiled, chrome heated hand tile rail and uPVC double obscured window to front aspect and extractor unit.

### Bedroom 2

12' 10" x 8' 11" (3.91m x 2.72m)

Having uPVC double glazed window to rear aspect, radiator and built-in wardrobe.

### Bedroom 3

10' 8" x 7' 10" (3.25m x 2.39m)

Having uPVC double glazed window to front aspect and radiator.

### Bedroom 4

7' 10" x 7' 8" (2.39m x 2.34m)

Having uPVC double glazed window to rear aspect and radiator.

### Bathroom

7' 11" x 6' 5" (2.41m x 1.95m)

Being fully tiled set up to the flooring and the walls. Having low level WC, panelled bath tub, pedestal hand wash basin unit, uPVC double glazed obscured window to rear aspect, extractor unit and chrome heated towel rail.

### Outside Rear

Being mostly laid to lawn with enclosed fenced perimeters, having additional paved seating area with further landscaping providing a timber built garden shed and raised flowerbed. Double side access leading to the front of the property.

### Outside Front

Having a tarmac driveway with parking for a minimum of 2 vehicles. Access to garage.

### Garage

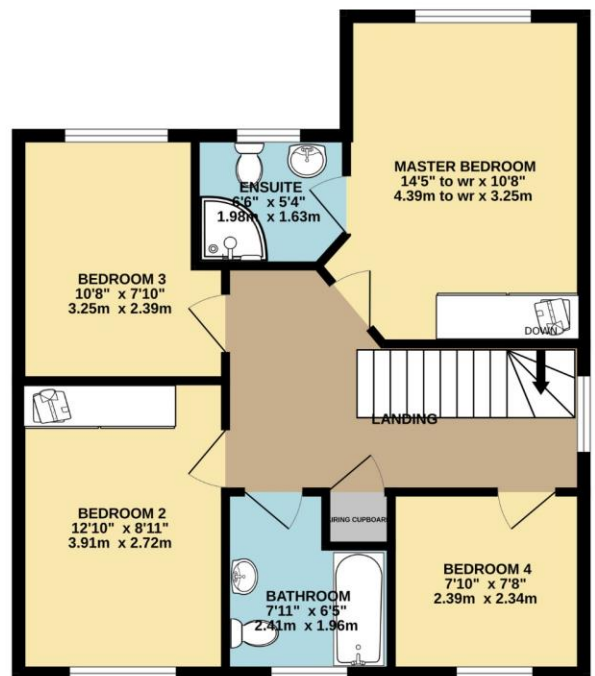
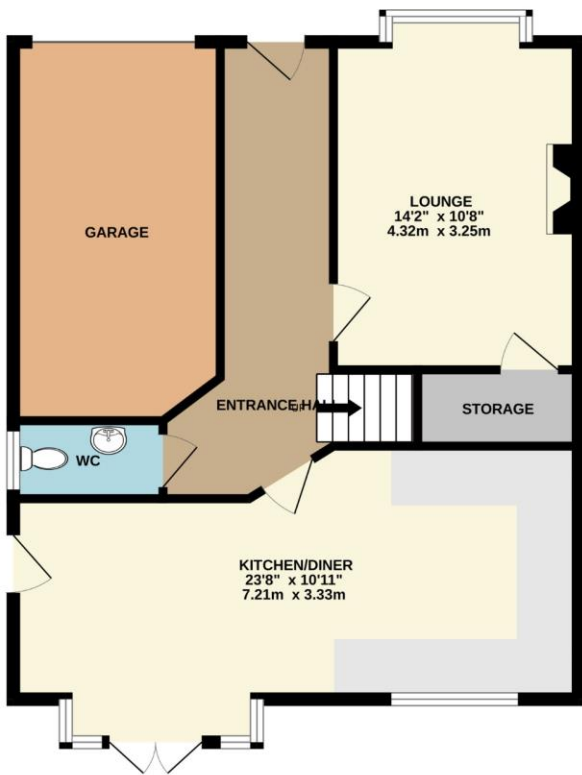
Having electric up and over door, consumer unit and gas central heating boiler.





**GROUND FLOOR**  
720 sq.ft. (66.9 sq.m.) approx.

**1ST FLOOR**  
628 sq.ft. (58.3 sq.m.) approx.



**TOTAL FLOOR AREA: 1348 sq.ft. (125.2 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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