



- Individual Detached Bungalow
- Approx 0.3 Acres
- Non-Estate Position
- Popular Village Location
- 3/4 Bedrooms & 2 Bathrooms
- 18'0" Sitting Room
- Driveway & Garage
- Beautifully Established Gardens

Ryland Road, Welton, LN2 3LZ,
£400,000



No onward chain - Large bungalow on generous 1/3 acre plot, beautiful established gardens in non-estate position within the sought after village of Welton with solar thermal panels. Surprisingly spacious accommodation briefly comprises entrance hallway, 18'0" sitting room, kitchen with door leading to rear garden, 3 double bedrooms, additional bedroom/dining room, bathroom and separate shower room. Outside the property has a generous sized frontage with block paved driveway offering parking space for 4 vehicles, brick built single garage and large established gardens to the rear with a large lawn. The property is being offered for sale with no chain, call today to arrange a viewing. Council tax band: D. Freehold.



Entrance Hallway

Having uPVC front entrance door, large storage cupboard, access to loft with loft ladder, lighting, part boarding and central heating boiler (serviced annually).

Sitting Room

18' 0" x 11' 10" (5.48m x 3.60m)

Having double aspect windows, burner style electric fireplace with paved hearth and wooden surround, 2 radiators and coved ceiling.

Dining Room/Bedroom 4

8' 6" x 8' 0" (2.59m x 2.44m)

Being currently utilised as a dining room and having radiator.

Kitchen

11' 10" max x 9' 10" max (3.60m x 2.99m)

Having a range of handmade wall and base units with coordinating Welsh dresser, pelmet lighting, one and a half bowl single drainer ceramic sink unit with mixer taps over and tiled splash backs, gas cooker point, space for fridge freezer, ceramic tiled floor and uPVC door leading to rear garden.

Bedroom 1

11' 0" max x 11' 0" (3.35m x 3.35m)

Having radiator, coved ceiling, window overlooking the rear garden.

Bedroom 2

10' 8" x 10' 4" (3.25m x 3.15m)

Having radiator.

Bedroom 3

10' 6" min x 9' 9" (3.20m x 2.97m)

Being currently utilised as an office and having radiator.

Bathroom

Having 3 piece suite comprising 'P' shaped panelled bath with power shower and curved glass shower screen over, wash hand basin set in vanity unit, low level WC, tiled effect flooring, electric shaver point, heated towel rail, fully tiled walls and utility cupboard with plumbing for washing machine and shelving over.

Shower Room

Having 3 piece suite comprising tiled shower cubicle with shower and glass shower door, wash hand basin set in vanity unit, low level WC, tiled effect laminate flooring, heated towel rail and part tiled walls.

Outside Front

To the front of the property there is an established garden bordered by a wide variety of plants, shrubs and trees. Outside lighting, block paved driveway with space for 4 vehicles extending to side and garage. Secure gate at side leading to rear garden.

Garage

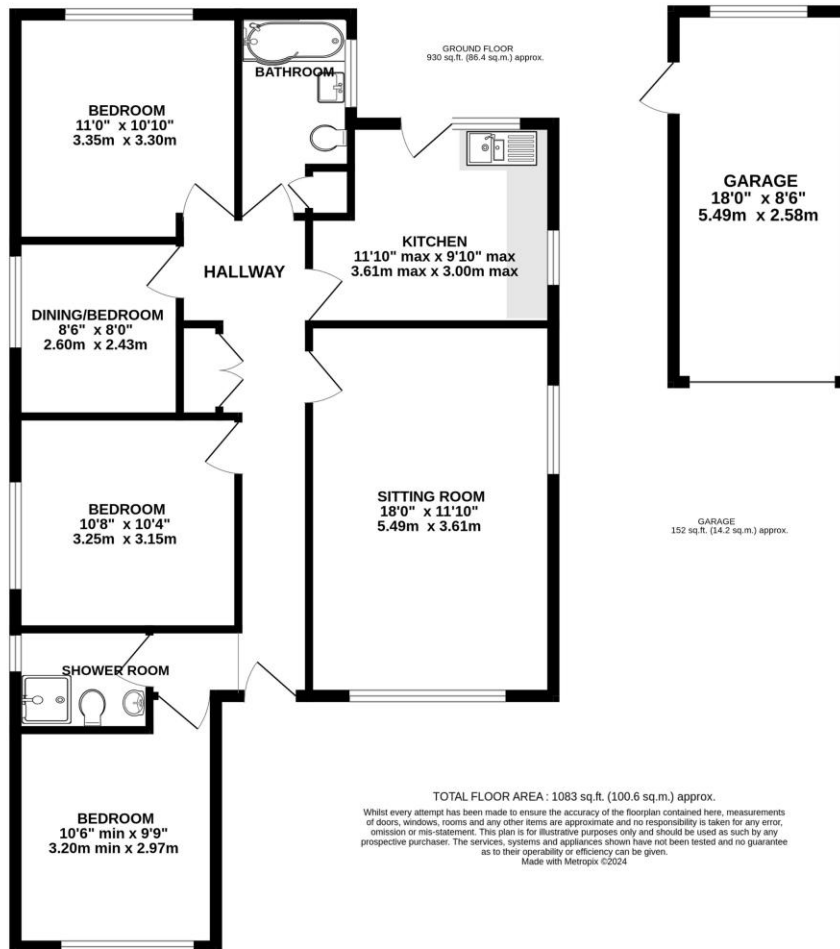
18' 0" x 8' 6" (5.48m x 2.59m)

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

Outside Rear

To the rear of the property there is an established south-facing garden which offers an excellent degree of privacy with a large lawn and bordered by a wide variety of flowers, plants, shrubs and trees, large paved patio area, 2 garden sheds, outside lighting and archway leading into further orchard garden area with a variety of fruit trees, summer house with adjacent paved patio area.





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