



- Extended Detached House
- 3 Double Bedrooms
- 26'11" max Kitchen Diner
- Lounge & Ground Floor WC
- Master With Dressing Room & En-Suite
- Non Overlooked Rear Garden
- Driveway Parking & Cul-De-Sac Postion
- Walking Distance To William Farr CofE

Field Close, Welton, LN2 3TT,
£350,000





This extended immaculately presented detached house is located in the popular village of Welton. Accommodation briefly comprises a welcoming entrance hall, a bay fronted lounge, downstairs WC and a 26'11" max kitchen diner. Rising to the first floor there are 3 double bedrooms, master bedroom benefitting from a walk-in dressing room and private en-suite and a 3 piece family bathroom. Further benefits of the property includes gas central heating and uPVC double glazing and a non-overlooked rear garden which is mostly laid to lawn with patio seating area and timber built garden shed. To the front of the property there is off street parking for a minimum of 3 vehicles. The village of Welton is highly regarded due to it's wealth of local amenities which includes schooling at primary and secondary levels, the highly regarded William Farr CofE being walking distance, a Co-op foodstore, pharmacy, doctors surgery, Welton village hall and a regular bus service to and from Lincoln city centre. Council tax band: C. Freehold.



Entrance Hall

Having uPVC front door entry to front aspect, radiator and coved ceiling. Access to:

Downstairs WC

6' 1" x 2' 10" (1.85m x 0.86m)

Having low level WC, vanity unit, radiator, tiled flooring, uPVC double glazed obscured window to front aspect and intruder alarm.

Lounge

12' 2" x 13' 8" plus bay (3.71m x 4.16m)

Having uPVC double glazed bay window to front aspect, radiator, coved ceiling and French doors leading to kitchen diner.

Kitchen Diner

26' 11" x 9' 11" max (8.20m x 3.02m)

Having a range of base and eye level units with counter worktops and breakfast bar. Integral appliances includes Bosch oven with hob, one and a half ceramic sink and drainer unit, space and plumbing for dishwasher, tiled floor, French doors to rear aspect leading onto rear garden, 2 uPVC double glazed windows to rear aspect and vertical radiator.

Dining Area

26' 2" max x 8' 4" (7.97m x 2.54m)

Having uPVC double glazed window to side aspect and bay window to front aspect, uPVC double glazed door to side aspect leading onto rear garden, 2 radiators and tiled floor. Space and plumbing for laundry appliances.

First Floor Landing

Having airing cupboard with shelving and loft access.

Master Bedroom

16' 11" max x 8' 4" max (5.15m x 2.54m)

Having radiator, uPVC double glazed window to front aspect and loft access (insulated with pull down ladder). Access to en-suite and dressing room.

Dressing Room

7' 11" max x 8' 11" max (2.41m x 2.72m)

Having uPVC double glazed window to front aspect.

En-Suite

7' 8" x 5' 4" (2.34m x 1.62m)

Having a walk-in shower with rainfall shower head over, heated towel rail, vanity hand wash basin unit and low level WC, uPVC double glazed obscured window to rear aspect, tiled flooring, extractor unit and surround.

Bedroom 2

12' 5" x 9' 10" min (3.78m x 2.99m)

Having uPVC double glazed window to front aspect, radiator and coved ceiling.

Bedroom 3

10' 2" x 9' 10" min (3.10m x 2.99m)

Having uPVC double glazed window to rear aspect, radiator and coved ceiling.

Bathroom

8' 1" x 5' 7" (2.46m x 1.70m)

Having panelled bath with mains showerhead over, low level WC, pedestal hand wash basin unit, half tiled surround, tiled flooring, uPVC double glazed obscured window to rear aspect and chrome heated hand towel rail.

Outside Rear

Having an enclosed garden being mainly laid to lawn with patio seating area. Side access to the front of the property and timber built garden shed.

Outside Front

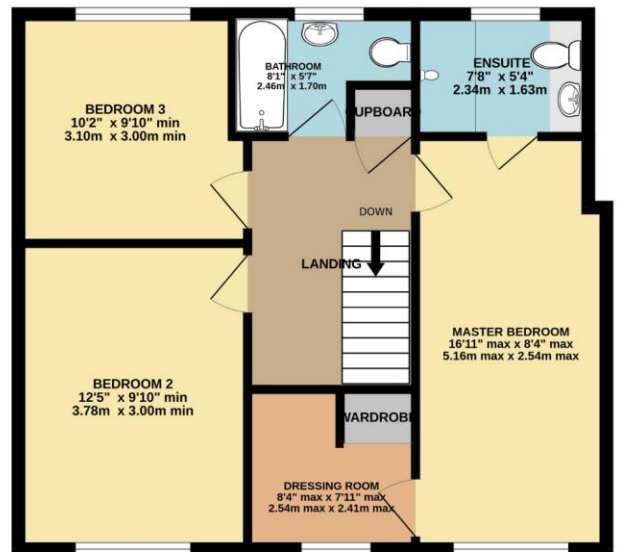
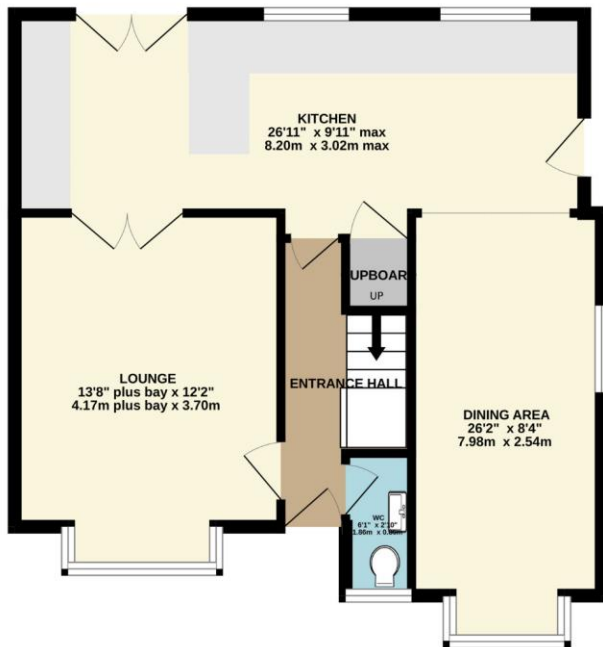
To the front of the property there is a gravelled driveway parking 2 vehicles with off street parking for multiple vehicles. Access to the front of the property and storm porch.





GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.2 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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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



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