

- Detached Bungalow
- 2 Double Bedrooms
- Luxury Bathroom
- Superb Gardens
- Extensive Driveway Parking With Gated Access
- Single Garage & Insulated Garage Doors
- Popular Village Location
- Walk To GP Practice & Co-op Foodstore

Roselea Avenue, Welton, LN2 3RT,
£285,000





This spacious detached bungalow boasts 2 bedrooms and beautiful gardens. The property itself comes with 2 double bedrooms, a 15'5" lounge and a generous sized kitchen diner. Furthermore there is the all important utility room and a conservatory that looks out over the rear garden. There is a garage measuring 20'3" x 8'4" and the highlight of the home is a luxury bathroom which comes with a high specification classical finish. To the rear of the property there is an enclosed garden which enjoys the sun throughout the day, laid to lawn rear garden with an arrangement of fruit trees, mature flowerbeds and allotment space. To the front of the property there is gated access and ample parking for many vehicles including motorhome. The village of Welton is well regarded due to it's excellent array of amenities such as GP practice, Co-op foodstore, schooling, public house and a regular bus service to and from the Cathedral city of Lincoln. Council tax band: C. Freehold.



Entrance Porch

Is of uPVC surround. Leading into:

Entrance Hall

Having radiator and access to living accommodation.

Lounge

15' 5" x 11' 10" (4.70m x 3.60m)

Having feature log burner, radiator, uPVC double glazed window to front aspect with custom shutters.

Kitchen Diner

17' 7" x 9' 11" (5.36m x 3.02m)

Having a range of base and eye level units with counter worktops, integral electric oven and hob, uPVC double glazed window to rear aspect, sink and drainer unit, radiator and access through to:

Utility Room

4' 11" x 6' 3" (1.50m x 1.90m)

Having base level units with sunken sink, shelving, extractor unit, space and plumbing for white goods.

Master Bedroom

11' 10" x 9' 11" (3.60m x 3.02m)

Having uPVC double glazed sliding door leading into conservatory and radiator.

Conservatory

12' 4" x 8' 9" (3.76m x 2.66m)

Being of uPVC construction with brick base and insulated roof, external door to rear garden.

Bedroom 2

11' 10" x 11' 11" (3.60m x 3.63m)

Having uPVC double glazed window with custom shutters to front aspect and radiator.

Bathroom

9' 0" x 7' 11" (2.74m x 2.41m)

Being recently refurbished with a classic metro style tiled surround, floating vanity basin, wall mounted WC, large rainfall shower with seated set-up, decorative tiled flooring with underfloor heating, heated towel rail, heated mirror, 2 uPVC double glazed windows to side aspect, extractor unit and loft access.

Single Garage

20' 3" x 8' 4" (6.17m x 2.54m)

Having side hinged garage door with 70/30 split. Being insulated double units, wall mounted gas central heating Vaillant unvented cylinder boiler, uPVC double glazed window to side aspect, utility meters, power and lighting.

Outside Rear

Having enclosed garden, mainly fenced perimeters being laid to lawn with allotment area, mature flowerbed and borders. Paved area to the side. Additional gated access leading to the front of the property.

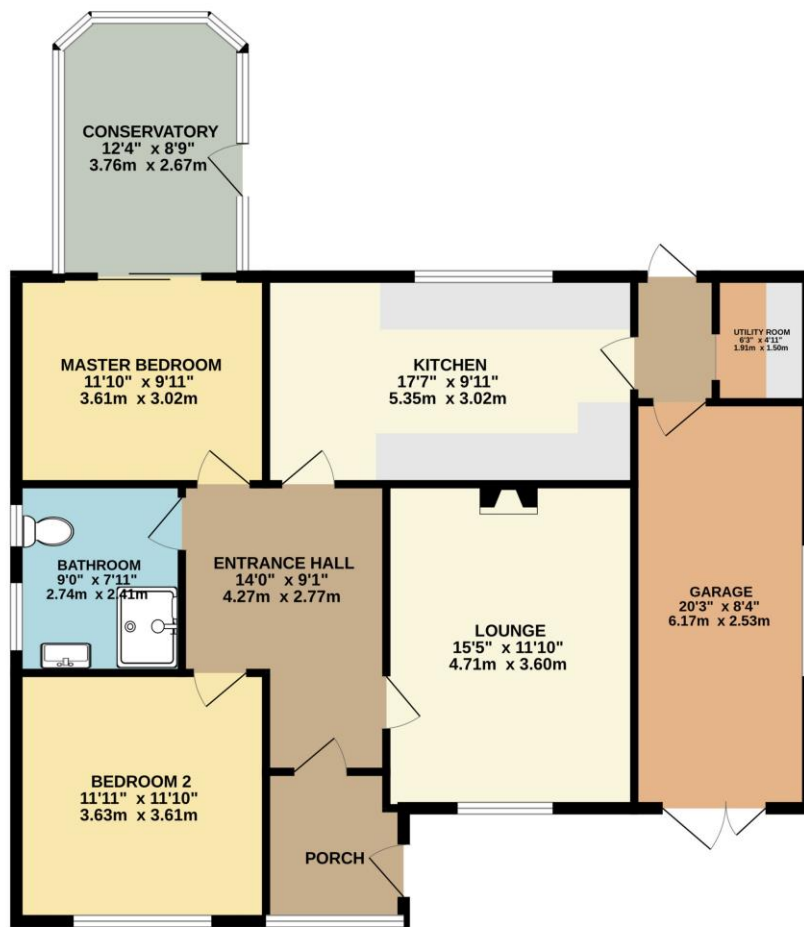
Outside Front

Having timber built gated entry, paved parking area with space for many vehicles including a motorhome. Additional lawned area enclosed with hedged perimeters.





GROUND FLOOR
1159 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA: 1159 sq.ft. (107.6 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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34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
 T: 01522 845845
 E: lincoln@starkeyandbrown.co.uk



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