



- Detached 2 Bedroom Dormer Style Bungalow
- Well Presented Throughout
- 21'1 Lounge Diner
- 21'1 Kitchen Diner

- Utility Room
- Bathroom & Separate WC
- Garage
- Landscaped Non-Overlooked Rear Garden

Orchard Close, Welton, LN2 3RU,
£289,950





Starkey&Brown are pleased to offer for sale this spacious 2 bedroom detached dormer style bungalow in the ever popular village of Welton. Accommodation briefly comprises a 21'0 lounge diner leading into a conservatory, kitchen diner, utility, 2 double bedrooms, separate WC and a family bathroom. To the rear of the property there is a beautiful landscaped garden. To the front of the property there is a generous driveway leading to garage and a lawned area. The village of Welton is well regarded due to it's excellent array of amenities such as doctors surgery, Co-op foodstore, public house and a regular bus service to and from the Cathedral city of Lincoln. Contact Starkey&Brown to arrange a viewing. Council tax band: C. Freehold.



Lounge Diner

Having uPVC double glazed window to front aspect, hardwood flooring and radiator. French doors leading into:

Conservatory

9' 9" x 9' 5" (2.97m x 2.87m)

Being of uPVC construction with brick base, French doors leading onto rear garden, hardwood flooring, radiator and power sockets.

Family Bathroom

7' 5" x 6' 8" (2.26m x 2.03m)

Having uPVC double glazed frosted window to rear aspect, walk-in shower, low level WC, wash hand basin, vinyl flooring, tiled walls and a heated towel rail.

Kitchen Diner

21' 1" x 11' 6" (6.42m x 3.50m)

Having uPVC double glazed windows to front and rear aspects, base and eye level units with counter worktops, range cooker with cooker hood over, deep Belfast sink with mixer tap over, integral dishwasher, freestanding fridge freezer, radiator and vinyl flooring.

Utility

7' 4" x 6' 8" (2.23m x 2.03m)

Having uPVC double glazed window to rear aspect, door leading to rear garden, radiator, boiler, space and plumbing for washing machine and tumble dryer, base and eye level units and worktop. Door into garage.

Garage

14' 5" x 7' 4" (4.39m x 2.23m)

Having up and over door, power and electric sockets.

Bedroom 1

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

Having uPVC double glazed window to front aspect, storage to eaves and radiator.

Bedroom 2

13' 6" x 7' 3" (4.11m x 2.21m)

Having uPVC double glazed window to front aspect and radiator.

Separate WC

6' 2" x 3' 4" (1.88m x 1.02m)

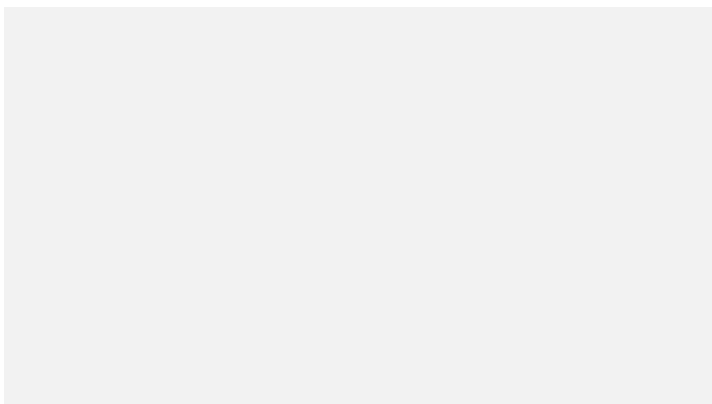
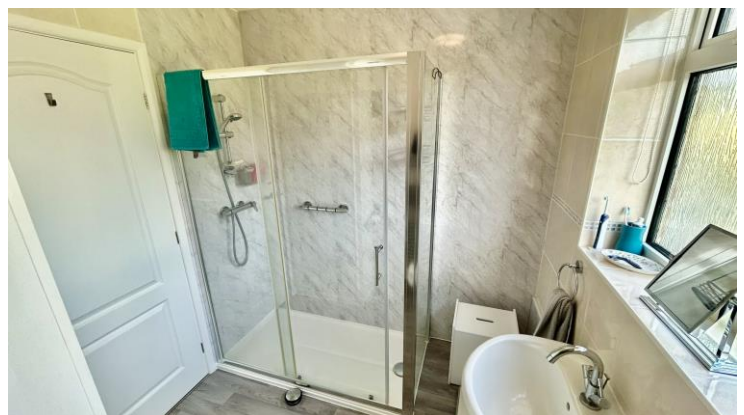
Having uPVC double glazed frosted window to rear aspect, low level WC, wash hand basin and vinyl flooring.

Outside Rear

Having a generous non-overlooked concrete patio area, a further seating area, mature trees, plants and borders and a garden shed.

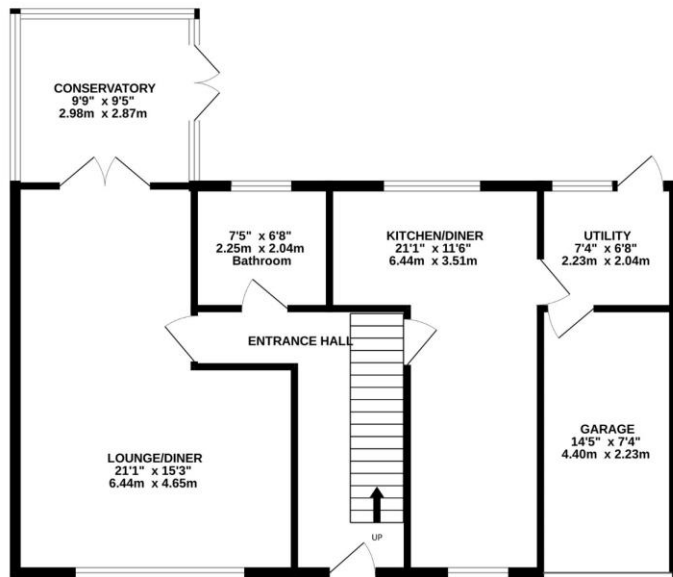
Outside Front

Having driveway parking for 2/3 vehicles, slate shilling area with plants and a walled perimeter.

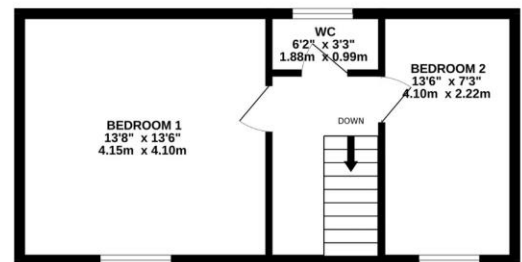




GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.1 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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Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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