



- Extended Family Home
- 23' Family Room
- Kitchen & Utility
- 4 Bedrooms

- Large Enclosed Garden
- Double Garage
- Private Driveway
- Popular Village Location

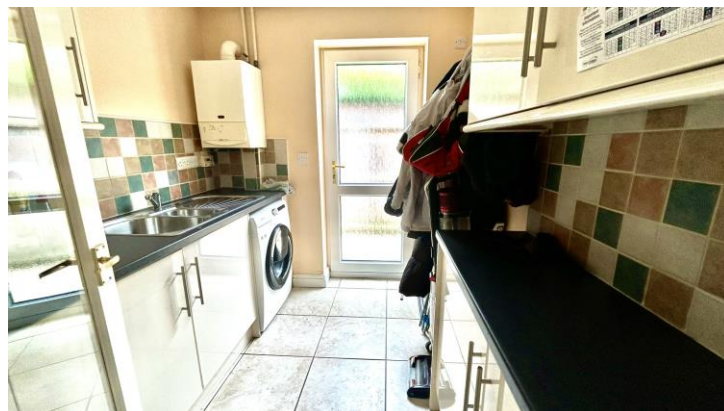
The Hardings, Welton, LN2 3FE,  
Offers In Excess Of £450,000







Starkey&Brown is pleased to offer for sale this extended 4 bedroom detached family home located in the popular village of Welton. This property sits on a generous plot and is well positioned at the end of a cul-de-sac. The village of Welton has an excellent array of amenities such as shops, takeaways, dentist surgery, library, road and public transport links including bus service, schooling at primary and secondary levels including the popular William Farr CofE school. Accommodation briefly comprises a entrance hall, lounge, office, large family room, additional reception room, kitchen and utility. To the first floor there are 4 well proportioned bedrooms, with the master bedroom having an en-suite bathroom and a family bathroom. To the front of the property there is a block driveway with parking for many vehicles and access to a double garage. To the rear of the property there is a large patio area. Please contact Starkey&Brown to arrange a viewing. Council tax band: E. Freehold.





## Entrance Hall

Having radiator and a door leading to downstairs WC.

## WC

Having low level WC, wash hand basin unit and towel rail.

## Lounge

16' 2" x 10' 8" (4.92m x 3.25m)

Having window to front aspect, feature fireplace and a radiator.

## Kitchen

15' 10" x 11' 10" (4.82m x 3.60m)

Having a range of base and eye level units with counter worktops, breakfast bar, sink with mixer taps over, tiled walls and flooring, built-in oven and hob.

## Utility Room

8' 10" x 6' 5" (2.69m x 1.95m)

Having worktop, space and plumbing for washing machine and door leading to side.

## Reception Room/Office

10' 8" x 10' 0" (3.25m x 3.05m)

Currently being used as a home office. Having radiator, French doors leading to family room.

## Family Room

23' 2" x 11' 5" (7.06m x 3.48m)

Having tiled flooring, Scandinavian log burner independently flued, 3 Velux windows and bi-folding doors leading to rear garden. Set of French doors leading into:

## Reception Room

16' 9" x 12' 3" (5.10m x 3.73m)

Currently being used as a dining room. Having door leading to rear garden and window to rear aspect.

## First Floor Landing

## Master Bedroom

14' 5" x 10' 4" (4.39m x 3.15m)

Having fitted storage with sliding doors, window to front aspect and radiator. Door to:

## En-Suite

6' 5" x 6' 1" (1.95m x 1.85m)

Having low level WC, wash hand basin with storage cupboard beneath and a shower cubicle.

## Bedroom 2

14' 5" x 9' 6" (4.39m x 2.89m)

Having window to front aspect and radiator.

## Bedroom 3

11' 10" x 11' 9" (3.60m x 3.58m)

Having window to rear aspect and radiator.

## Bedroom 4

9' 7" x 8' 5" (2.92m x 2.56m)

Having window rear aspect and radiator.

## Family Bathroom

7' 6" x 5' 5" (2.28m x 1.65m)

Having frosted window to rear aspect, tiled walls and floor, bath with shower over, wash hand basin, radiator and low level WC.

## Outside Front

To the front of the property there is a block paved driveway with parking for 3/4 cars and access to a double garage.

## Outside Rear

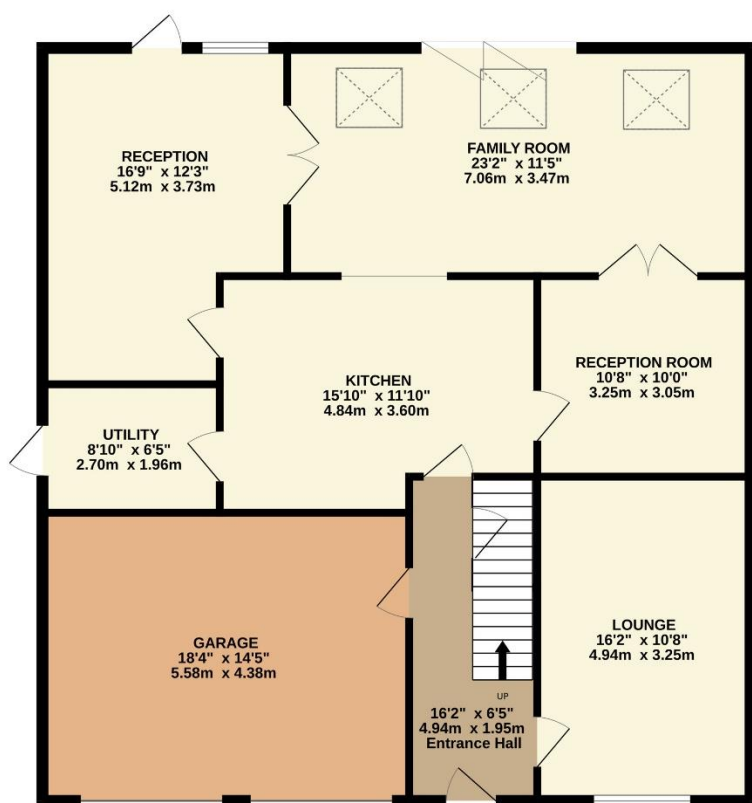
Having laid lawn with patio area, flowers and borders.



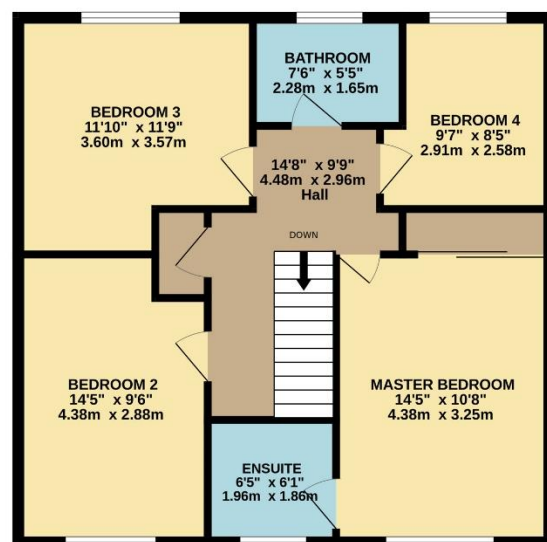




GROUND FLOOR  
1330 sq.ft. (123.6 sq.m.) approx.



1ST FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 2026 sq.ft. (188.2 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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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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