



- Detached House
- Extensive Plot
- Potential To Extend (STPP)
- Walking Distance To William Farr CofE School

- 4 Bedrooms Over 2 Floors
- 2 Reception Rooms
- Large 20ft Conservatory
- Gated Driveway & Single Garage

Prebend Lane, Welton, LN2 3JR,  
£450,000







Starkey&Brown is delighted to represent this detached house situated in the popular village of Welton. Enjoying an extensive plot and having potential to extend subject to necessary planning permission the property boasts 4 bedrooms over 2 floors. There is a generous sized living accommodation throughout with the ground floor comprising of 2 reception rooms, breakfast kitchen, utility room and a large 20ft conservatory to the rear. Rising to the first floor there are 3 bedrooms which benefit from the use of a 4 piece family bathroom. The ground floor is completed by a en-suite shower room to bedroom 1, downstairs WC and cloakroom. The property comes with uPVC double glazing throughout and is heated by a mains gas central heating boiler. The rear garden is mostly enclosed with fenced and walled perimeters enjoying the sun throughout the day. To the front of the property there is gated driveway and access to a garage measuring 26'7" and inspection pit. The village of Welton is highly regarded due to it's excellent amenities which include a highly regarded secondary school William Farr CofE, primary school, village hall, Co-op foodstore, doctors surgery, pharmacy and post office and a regular bus service to and from Lincoln city centre. For further details contact Starkey&Brown. Council tax band: E. Freehold.



### Entrance Hall

Having uPVC double glazed window to front aspect, uPVC front door entry with obscured glass panelled window and radiator. Access to cloakroom.

### Cloakroom

5' 9" x 4' 4" (1.75m x 1.32m)

Having access to sitting room, kitchen and lounge diner.

### Lounge Diner

12' 6" max x 20' 4" max (3.81m x 6.19m)

Having radiator, fireplace, 2 uPVC double glazed windows to front aspect, alcove shelving. Access to understairs storage cupboard with shelving, intruder alarm and parquet flooring.

### Breakfast Kitchen

14' 6" x 9' 10" (4.42m x 2.99m)

Having a range of base and eye level units with counter worktops, one and a half sink and drainer unit, space and plumbing for further appliances, AEG integral oven, 4 ring hob, extractor hood, radiator, uPVC double glazed window to rear aspect looking into conservatory with custom fitted blinds and engineered wood effect flooring.

### Utility Room

8' 10" x 7' 0" min (2.69m x 2.13m)

Having quarry tiled flooring, a range of base level units, stainless steel sink and drainer unit, space for laundry appliances, uPVC double glazed window to rear aspect and additional storage cupboard.

### WC

2' 10" x 5' 11" (0.86m x 1.80m)

Having low level WC, wall mounted hand wash basin unit, uPVC double glazed obscured window to side aspect, quarry tiled flooring and wall mounted gas central heating boiler with magnaclean professional.

### Sitting Room

20' 0" x 10' 11" (6.09m x 3.32m)

Having original parquet flooring, radiator, uPVC double glazed window to rear aspect, feature electric fireplace and French doors leading into conservatory.

### Conservatory

20' 0" x 12' 2" (6.09m x 3.71m)

Having tiled flooring, radiator, 1 electric heater, uPVC surround and French door access to rear garden.

### Master Bedroom

19' 1" max x 9' 9" max (5.81m x 2.97m)

Having wood effect laminate flooring, uPVC double glazed window to front and side aspects, built-in wardrobes and desk arrangement, separate loft access, coved ceiling finish and radiator. Access to:

### En-Suite Shower Room

4' 5" x 8' 2" (1.35m x 2.49m)

Having walk-in shower with electric showerhead, low level WC, pedestal hand wash basin unit, radiator, tiled floor, half tiled surround, extractor unit and coved ceiling.

### Inner Hallway

9' 11" x 6' 0" (3.02m x 1.83m)

Having stairs rising to first floor, radiator, period glass stained internal window. Access to ground bedroom and utility room.

### First Floor Landing

Having feature stained glass internal windows, loft access and access to bedrooms.

### Bedroom 2

19' 4" max x 10' 4" max (5.89m x 3.15m)

Having uPVC double glazed window to rear aspect overlooking the rear garden, radiator, coved ceiling, built-in wardrobe with vanity unit, dresser and hand wash basin.

### Bedroom 3

12' 5" x 9' 11" (3.78m x 3.02m)

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

### Bedroom 4

10' 0" x 9' 11" max (3.05m x 3.02m)

Having radiator, uPVC double glazed window to front aspect and built-in wardrobe.

### Bathroom

10' 8" max x 9' 2" max (6'7" min) (3.25m x 2.79m)

Having a 4 piece suite incorporating classic pedestal hand wash basin unit, low level WC, walk-in shower with electric showerhead, radiator, half tiled surround, airing cupboard housing hot water cylinder.

### Garage

26' 7" x 11' 4" (8.10m x 3.45m)

Having power and lighting, electric up and over door, uPVC double glazed window to rear aspect and uPVC personnel door to side aspect, car mechanical pit.

### Outside Rear

Enclosed west-facing garden with fenced and walled perimeters, mostly laid to lawn with a selection of mature shrubs and trees. Side access to the front of the property.

### Outside Front

Having gravelled driveway with gated access, parking for many vehicles.



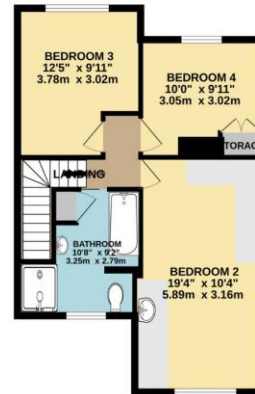
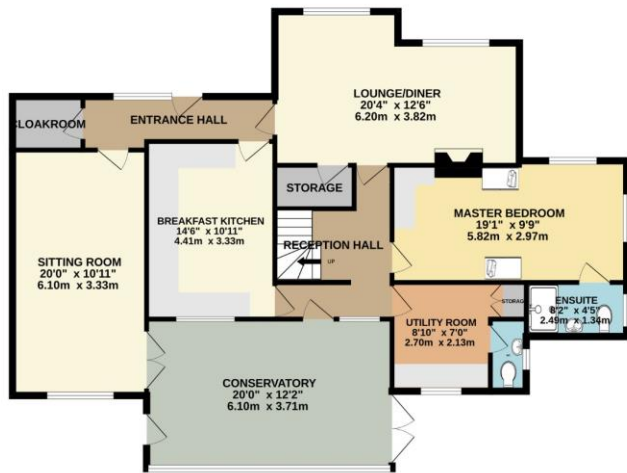




GROUND FLOOR  
3361 sq.ft. (310.9 sq.m.) approx.

1ST FLOOR  
533 sq.ft. (49.4 sq.m.) approx.

GARAGE  
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 2184 sq.ft. (202.9 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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