

- Semi-Detached House
- 3 Bedrooms
- Lounge
- Kitchen Diner

- Conservatory
- Landscaped Garden
- Single Garage
- Gated Parking

Bramble Close, Welton, LN2 3TX,  
£235,000







Situated in the popular village of Welton is this 3 bedroom semi-detached house. Being the ideal starter or family home the property comes with sociable kitchen diner and a bay fronted lounge. A conservatory with brick base, uPVC surround and plastered ceiling and a recently landscaped rear garden. The garden comes with stylish hoztixal style fenced perimeters and a raised patio seating area perfect for entertaining and relaxing with guests whilst also having a double gated entrance for off street parking and access to a single garage. To the first floor there are 3 bedrooms with include 2 doubles and the use of a 3 piece bathroom suite. The village of Welton is highly regarded due to it's excellent array of amenities which range from a Co-op, post office, doctors surgery and pharmacy, schooling at primary and secondary levels with the popular school of William Farr CofE being within walking distance. For further details and viewing arrangements contact Starkey&Brown. Council tax band: B. Freehold.



## Entrance Hall

Having front door entry to front aspect, radiator, vinyl flooring and stairs rising to first floor. Access into:

## Lounge

12' 5" x 14' 2" (3.78m x 4.31m)

Having double glazed window to front aspect, 2 radiators, covered ceiling, ceiling rose and access into:

## Kitchen Diner

8' 8" x 17' 4" max (2.64m x 5.28m)

Having wood effect laminate flooring, 2 radiators, understairs storage cupboard, a range of base and eye level units, space and plumbing for appliances, oven with 4 ring hob and extractor hood, double glazed wood framed window to rear aspect and external door to side aspect leading onto side garden. Access into:

## Conservatory

12' 7" x 9' 0" (3.83m x 2.74m)

Having radiator, French doors onto rear garden, tiled floor, plastered ceiling, brick base and uPVC surround.

## First Floor Landing

Having loft access, radiator, airing cupboard with shelving and hot water cylinder.

## Bedroom 1

11' 6" x 8' 8" (3.50m x 2.64m)

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

## Bedroom 2

9' 8" x 9' 0" (2.94m x 2.74m)

Having double glazed window to rear aspect, radiator and covered ceiling,

## Bedroom 3

8' 1" x 6' 5" (2.46m x 1.95m)

Having double glazed window to rear aspect and covered ceiling.

## Bathroom

8' 2" x 5' 5" (2.49m x 1.65m)

Having a 3 piece suite comprising pedestal wash hand basin unit, low level WC, bathtub with electric shower over, chrome heated hand towel rail, tiled flooring, double glazed obscured window to front aspect and covered ceiling.

## Outside Rear

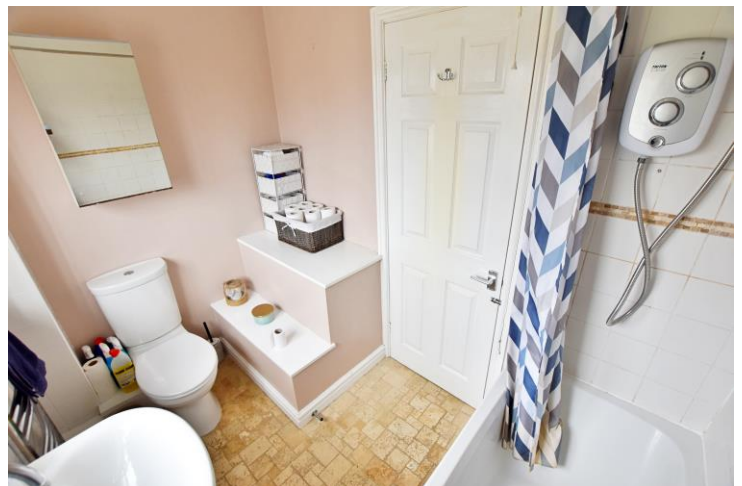
Having a recently landscaped garden with horizontal style fencing perimeters, raised patio seating area, laid to lawn space, gravelled area for parking access via double gates. Access to:

## Single Garage

Having up and over door, power and lighting, personnel door and external perimeter being block paved and covered.

## Outside Front

Having a lawned front garden with pathway leading to front door entry.

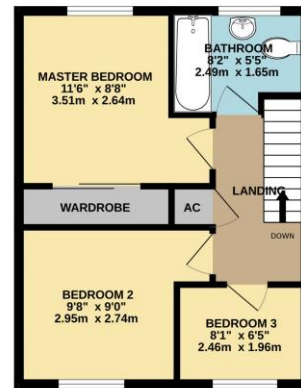






GROUND FLOOR  
511 sq. ft. (47.4 sq.m.) approx.

1ST FLOOR  
394 sq. ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq. ft. (84.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of flats, gardens, 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 here on been tested and no guarantee as to their operability or efficiency can be given.  
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