



- Modern Terraced House
- 3 Bedrooms
- 2 Bathrooms
- Kitchen Diner

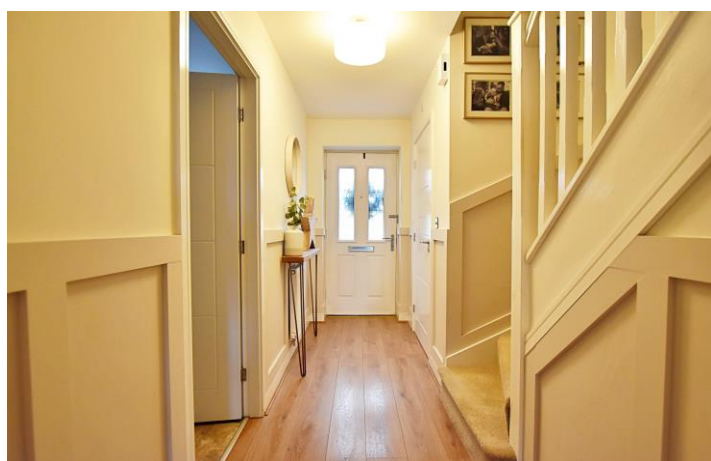
- Lounge 16'4" x 13'3"
- Entrance Hall & Ground Floor WC
- 2 Allocated Parking Spaces
- South-Facing Rear Garden

Roman Road, Welton, LN2 3RJ,
£220,000





This modern terrace house is located in the popular village of Welton and boasts a south-facing rear garden. The property is immaculately presented throughout and comprises of a welcoming entrance hall, ground floor WC, kitchen diner with a range of eye and base level units and integral oven, hob with extractor fan over and a lounge measuring 16'4" x 13'3" with French doors leading onto the rear garden. Rising to the first floor there are 2 double bedrooms and a third bedroom measuring 10'7" x 6'11". The master bedroom benefits from the use of a generous sized en-suite with all bedrooms benefitting from the use of a 3 piece bathroom suite. Outside the rear garden is south-facing being mostly laid to lawn with patio seating area. To the front of the property there is 2 allocated parking spaces. The village of Welton is highly regarded due to it's close proximity to a range of essential amenities which include doctors surgery, schooling, a regular bus service and village hall. The William Farr CofE secondary school is rated 'good' by Ofsted and highly regarded as one of the best secondary schools within the Lincolnshire area. For further details. contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Having composite front door entry to front aspect, radiator, feature wood panelling and wood effect flooring. Access to:

Downstairs WC

2' 9" x 5' 7" (0.84m x 1.70m)

Having low level WC, pedestal hand wash basin unit, radiator, uPVC double glazed window to front aspect and extractor unit.

Kitchen Diner

9' 2" x 15' 7" (2.79m x 4.75m)

Having a range of base and eye level units with counter worktops, integral oven with hob and extractor over, integral gas central heating boiler, uPVC double glazed window to front aspect, radiator, space and plumbing for dishwasher.

Lounge

16' 4" x 13' 3" max (4.97m x 4.04m)

Having French doors to rear aspect leading onto rear garden, uPVC double glazed window to rear aspect, radiator and understairs storage cupboard.

First Floor Landing

Having access to bedrooms and loft.

Master Bedroom

9' 1" x 14' 7" max (2.77m x 4.44m)

Having uPVC double glazed window to rear aspect, radiator and access to:

En-Suite

7' 7" x 4' 10" (2.31m x 1.47m)

Having pedestal hand wash basin unit, low level WC, shower cubicle with tiled surround, extractor unit and radiator.

Bedroom 2

9' 2" x 11' 7" max (2.79m x 3.53m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 3

6' 11" x 10' 6" max (2.11m x 3.20m)

Having uPVC window to rear aspect and radiator.

Bathroom

5' 6" x 6' 7" (1.68m x 2.01m)

Having 3 piece suite comprising panelled bath, pedestal hand wash basin unit, low level WC, radiator, uPVC double glazed obscured window to front aspect and extractor unit.

Outside Rear

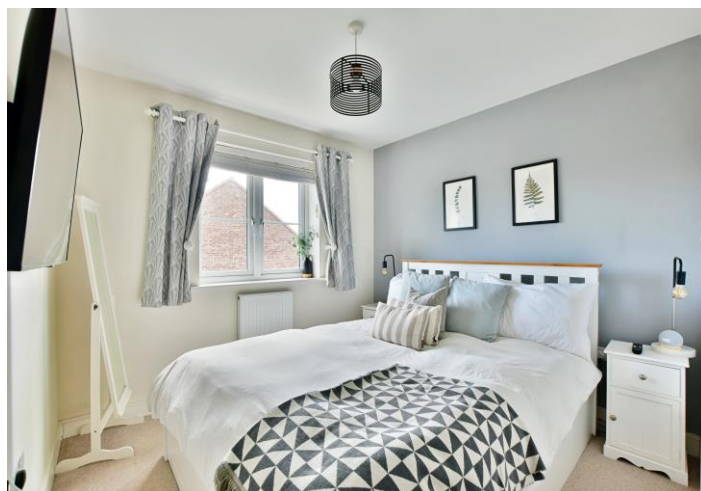
Having enclosed south-facing garden with fenced perimeters, being mostly laid to lawn with paved seating area, timber built garden shed and gated access for bin storage.

Outside Front

Having 2 allocated parking spaces.

Agents Note

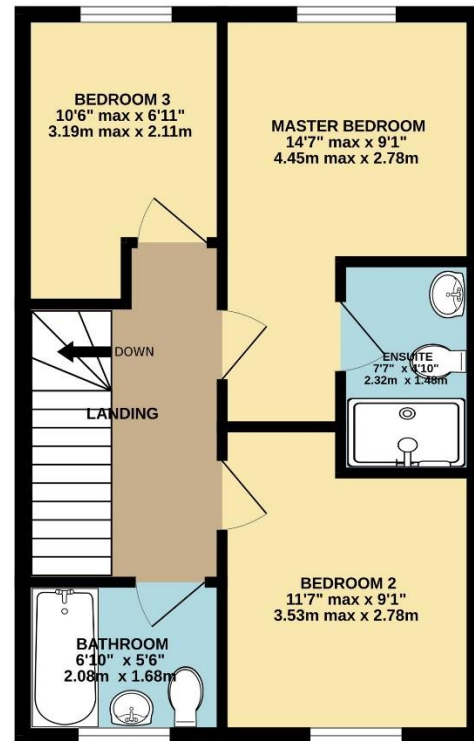
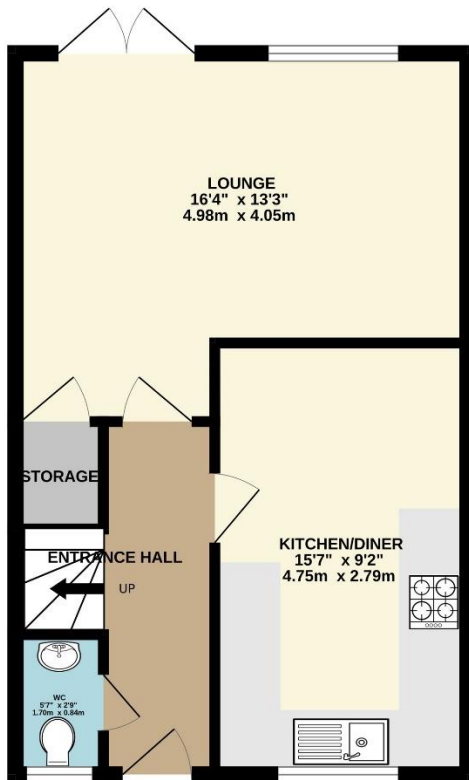
We have been advised by the seller there is a site maintenance charge of £206 payable ever six months. Please contact Starkey&Brown for more information.





GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 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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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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