



- Detached 4 Bedroom House
- 23'4" Living Room
- Kitchen & Separate Dining Room
- Study & Conservatory

- En-Suite & Family Bathroom
- Larger Than Average Double Garage
- End Of Cul-De-Sac Position
- No Chain!

Ayam Close, Welton, LN2 3QG,
£415,000 - Fixed





Located in a quiet cul-de-sac position in the ever popular village of Welton is this immaculately presented detached house standing upon a surprisingly large and beautifully established plot which overlooks the beck. The accommodation briefly comprises of entrance hall, living room, kitchen, separate dining room, study, utility room, conservatory, garage, 4 well appointed bedrooms with the master having an en-suite and a main family bathroom. To the front of the property there is a substantial front garden, driveway with parking for 5 vehicles and a larger than average double garage. To the rear of the property is mainly laid to lawn with a small concrete patio area with steps to a locked gate which leads you to the beck. The property is being offered for sale with no onward chain. Contact Starkey&Brown to arrange a viewing. Council tax band: E. Freehold.



Living Room

Having uPVC bay window to front aspect, French doors to rear aspect, radiator and a built-in Inglenook fireplace.

Entrance Hall

14' 0" x 9' 6" (4.26m x 2.89m)

Having wood flooring and a radiator.

Dining Room

13' 2" x 8' 8" (4.01m x 2.64m)

Having uPVC double glazed window to front aspect, wood flooring and a radiator.

Study

7' 5" x 7' 3" (2.26m x 2.21m)

Having uPVC double glazed window to rear aspect and a radiator.

Kitchen

11' 11" x 10' 11" (3.63m x 3.32m)

Having uPVC double glazed window to rear aspect, eye and base level units, counter worktops, built-in hob, oven and extractor hood, one and a half stainless steel sink with drainer and wooden flooring. Leading into:

Breakfast Room

8' 9" x 7' 5" (2.66m x 2.26m)

Having wood flooring, radiator and uPVC French doors leading into:

Conservatory

6' 7" x 6' 0" (2.01m x 1.83m)

Being of uPVC construction and brick base, French doors leading to rear garden and tiled flooring.

Utility Room

8' 3" x 7' 5" (2.51m x 2.26m)

Having wood flooring, radiator, cupboard housing boiler, space for washer and dryer.

Garage

17' 8" x 17' 0" (5.38m x 5.18m)

Having roller door, shelving, worktop area, power and lighting.

Bedroom 1

14' 6" x 11' 8" (4.42m x 3.55m)

Having uPVC double glazed window to front aspect, built-in wardrobe with sliding doors and a radiator. Leading into:

En-Suite

9' 6" x 6' 6" (2.89m x 1.98m)

Having uPVC double glazed window to front aspect, wash hand basin, low level WC, heated towel rail and electric shower.

Bedroom 2

10' 7" x 10' 4" (3.22m x 3.15m)

Having uPVC double glazed window to rear aspect, built-in storage and radiator.

Bedroom 3

11' 2" x 9' 6" (3.40m x 2.89m)

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

Bedroom 4

9' 8" x 7' 9" (2.94m x 2.36m)

Having uPVC double glazed window to rear aspect, built-in storage cupboard and radiator.

Bathroom

8' 9" x 5' 10" (2.66m x 1.78m)

Having uPVC double glazed obscured window to rear aspect, low level WC, bidet, wash hand basin, bath with shower over and storage.

Outside Rear

Being mostly laid to lawn with border and a small concrete patio area. Steps to a locked gate which leads you to the beck.

Outside Front

To the front of the property there is a tarmac driveway with parking for 5 vehicles and a lawned area. Access to double garage.

Agents Note

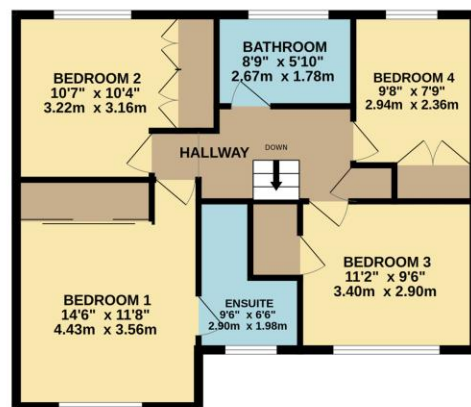
The plot is very well positioned. Viewing is essential to appreciate the property.





GROUND FLOOR
1145 sq.ft. (106.4 sq.m.) approx.

1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1817 sq.ft. (168.8 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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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