



- Unique Detached Bungalow
- Extensive Non-Estate Position
- Immaculately Presented Throughout
- 4 Double Bedrooms & 3 Bathrooms
- Superb Gardens
- Large Driveway With Double Garage
- Sought After Village Location
- NO ONWARD CHAIN

Eastfield Lane, Welton, LN2 3ND,
£695,000

Starkey&Brown are thrilled to present this outstanding detached bungalow, set on an enviable, non-estate plot in the highly sought-after village of Welton. Built to an exceptional standard in 2003 and improved by the current owners, this home boasts a range of impressive features, offering both luxury and space. Step inside to discover spacious rooms finished to a brilliant standard with high-quality flooring and having underfloor heating throughout.

The property also benefits from solid wood internal doors, a stylish kitchen with granite work surfaces, and a double garage with remote-controlled electric doors. The bungalow and garage are secured by a recently installed intruder alarm system with remote monitoring and video surveillance.

The thoughtfully designed accommodation includes a welcoming and expansive entrance hallway with a convenient ground floor WC. The perfect home office with bespoke cabinetry and stairs leading to a 1st floor private guest suite, a generous lounge with French doors overlooking the rear garden.

Furthermore there is an elegant formal dining room, charming 13'3" garden room, laundry room and an impressive 22'3" kitchen diner complete with granite work surfaces and a range of high specification Neff appliances.

The bungalow offers four double bedrooms in total. On the ground floor, there are three spacious bedrooms, including a master suite with a newly fitted en-suite shower room, plus a separate family bathroom. Upstairs, the guest bedroom enjoys the added luxury of a spacious ensuite shower room and privacy being solely located on one floor.

Outside, the property is approached via a long, sweeping driveway, leading to a generous block-paved parking area with space for multiple vehicles. The detached brick-built double garage features remote-controlled doors for added convenience.

The gardens are a true highlight being well-established, meticulously maintained, and generous in size, providing a perfect blend of privacy and beauty.

Situated in the sought after village of Welton, the local amenities are superb with a range of independent stores, post office, Co-Op, pharmacy and doctors surgery. There is also a highly regarded secondary School - William Far CofE, and a regular bus service to and from Lincoln city centre.

Early viewing is highly recommended to fully appreciate all that this remarkable home has to offer.

Council tax band: F. Freehold.



Entrance Hallway

Having part glazed uPVC front entrance door, attractive tile effect Amtico flooring, airing cupboard housing hot water cylinder, cloak cupboard, wall lights, French doors leading into sitting room and dining room, feature stained glass internal window and ornate coving.

WC

Having low level WC, wash hand basin set in vanity unit and tile effect Amtico flooring.

Office

13' 10" max x 8' 0" max (4.21m x 2.44m)

Having tile effect Amtico flooring, coved ceiling, downlights, bespoke Richard Sutton cabinetry and stairs rising to guest suite.

Sitting Room

20' 2" x 16' 5" (6.14m x 5.00m)

Having coal effect gas fire with attractive marble surround, coved ceiling and large French doors overlooking the rear garden. Fitted concealed TV unit by Richard Sutton.

Formal Dining Room

15' 1" x 10' 7" (4.59m x 3.22m)

Having ornate coving and French doors leading into garden room.

Garden Room

13' 5" max x 12' 10" max (4.09m x 3.91m)

Having feature high vaulted ceiling and exposed brick walls, ceramic tile floor, LED downlights and French doors leading onto rear garden.

Kitchen/Diner

22' 3" max x 15' 2" into bay (6.78m x 4.62m)

Having a range of matching wall and base units, slide out larder, concealed pelmet lighting, granite work surfacing with matching upstands, inset stainless steel sink unit with mixer taps over, a range of Neff appliances to include built in oven, additional microwave oven, five burner hob with cooker hood over, integral full height fridge freezer, integral dishwasher, water softener, slate effect Amtico flooring, walk in bay window to front aspect, coved ceiling and downlights.

Utility Room

8' 10" x 7' 2" (2.69m x 2.18m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splashbacks, space for three appliances, slate effect Amtico flooring, concealed Vaillant condensing central heating boiler (installed approximately 2009) and part glazed uPVC door leading to side.

Master Bedroom

15' 3" to back of wardrobes x 13' 0" (4.64m x 3.96m)

Having newly fitted Richard Sutton wardrobes with hanging rails and shelving, mirrored dressing table alcove with down lighting, feature panelling and coved ceiling.

En-suite

Having a 2021 upgraded three piece suite featuring a shower cubicle, low level WC, vanity basin, chrome heated hand towel rail, extractor unit and natural stone full tiled surround and flooring.

Bedroom 3

13' 0" x 12' 2" to back of wardrobes (3.96m x 3.71m)

Having fitted wardrobes with hanging rails, shelving and matching fitted storage unit and coved ceiling.

Bedroom 4

12' 3" min x 10' 7" (3.73m x 3.22m)

Having built in wardrobe and coved ceiling.

Family Bathroom

Having a three piece suite comprising oversized P shaped panelled shower bath with mains fed shower and curved glass shower screen over, wash hand basin set in vanity unit, low level WC, Amtico flooring, heated towel rail, fully tiled walls, downlights and extractor.

First Floor Landing

Having Velux window to rear aspect and door with access to large part boarded and insulated roof space with loft light.

Guest Bedroom

13' 7" x 11' 8" (4.14m x 3.55m)

Having large eaves storage cupboard, two Velux windows to the rear aspect and radiator.

En-suite 2

Having a three piece suite comprising shower cubicle with mains fed shower and glass shower door, pedestal wash hand basin, low level WC, heated towel rail, extractor, fully tiled walls, door with access to part boarded and insulated loft and loft light and Velux window to front aspect.

Outside Front

The property is approached by a long sweeping driveway bordered by a variety of shrubs and trees leading to a block paved driveway and turning area with space for several vehicles and giving access to double garage. The front garden comprises beds and borders to include a variety of flowers, plants, shrubs and trees, patio/seating area, useful storage area to rear of garage, outside lighting and secure wrought iron gates to both sides leading to rear garden.

Double Garage

18' 8" x 18' 6" (5.69m x 5.63m)

Having twin remote control up and over doors, power, light, intruder alarm and pitched roof providing storage space.

Outside Rear

To the rear of the property there is an established and beautifully maintained garden which offers an excellent degree of privacy, mainly laid to lawn with beds and borders to include a variety of flowers, plants, shrubs and trees, circular block paved patio area, additional patio areas, summer house, garden shed and an ornamental pond with water feature.





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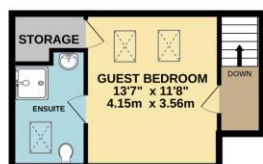


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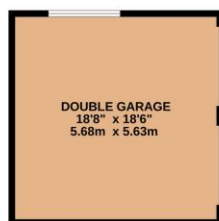
GROUND FLOOR
2021 sq.ft. (187.8 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



DOUBLE GARAGE
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 2657 sq.ft. (246.9 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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