



- Detached Bungalow
- 3 Bedrooms
- Kitchen Diner
- Lounge + Conservatory

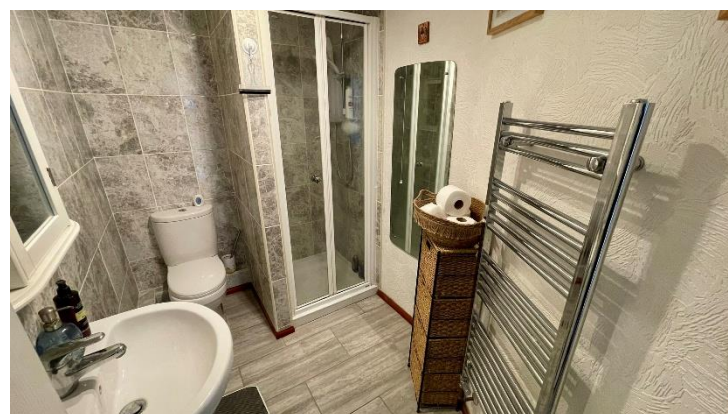
- En Suite & Newly Fitted Shower Room
- Landscaped Rear Garden
- Hot Tub & 2 Outdoor Bars
- Large Driveway for multiple Vehicles

Brinkhall Way, Welton, LN2 3NS,
Offers Over £325,000





Starkey&Brown is delighted to represent this immaculate detached bungalow. Situated in the heavily desirable village of Welton, the property boasts 3 bedrooms and spacious living accommodation over 1 floor. Many upgrades to the property have been carried out both internally and externally within the most recent years. The home includes an ensuite shower room and a newly renovated shower room with large shower arrangement. Furthermore, there is a generous sized lounge giving access to a conservatory as well as a kitchen diner. In the garden there is an abundance of sun throughout the day with the orientation being west facing. Having a landscaped arrangement of artificial turf and patio areas, the garden is low maintenance and makes for an idyllic entertainment space. This is further boosted by two outdoor bars and a hot tub which can be enjoyed all year round. Further additions to the home include ample driveway provisions with enough space for a motorhome and a single garage which runs off an independent system and also provides underground armoured cabling to the outdoor bars and hot tub. Conveniently located in the heart of Welton, the village is highly desirable for its excellent amenities and schooling such as William Farr CofE Senior School. For further details and viewing arrangements please contact Starkey&Brown today on 01522 845 845.



Entrance Hallway

Having uPVC front door entry to the front aspect, 2 radiators, tiled flooring updated 2 and a half years ago, new LED lighting approx 4 years ago and access into living accommodation and 2 storage cupboards.

Kitchen/Diner

13' 0" x 11' 9" (3.96m x 3.58m)

Having a range of eye and base level units with counter worktops, space and plumbing for laundry appliances, stainless steel sink and drainer unit, electric hob and electric oven updated 5 months ago, extractor hood, tiled surround, uPVC double glazed window to the rear aspect and external door to the side aspect.

Lounge

13' 5" x 13' 7" (4.09m x 4.14m)

Having a double radiator, coved ceiling and uPVC sliding doors leading into conservatory.

Conservatory

15' 3" x 11' 5" (4.64m x 3.48m)

Having a double radiator, tiled flooring and uPVC surround with French doors leading onto the rear garden.

Master Bedroom

16' 6" x 13' 6" (5.03m x 4.11m)

Having a uPVC double glazed bay window to the front aspect, double radiator, power points with USB sockets and access into en-suite.

En-suite

5' 9" x 8' 8" (1.75m x 2.64m)

Having a shower cubicle, low level WC, pedestal handwash basin unit, tiled surround and chrome heated hand towel rail.

Bedroom 2

10' 6" x 11' 9" (3.20m x 3.58m)

Having a uPVC double glazed window to the front aspect and double radiator.

Bedroom 3

8' 9" x 9' 3" (2.66m x 2.82m)

Having a uPVC double glazed window to the side aspect and single radiator.

Shower Room

Having large shower tray measuring 600mlx1200ml, a uPVC double glazed obscured window to the side aspect, pedestal handwash basin unit, low level WC and storage unit.

Outside Rear

Having a landscaped rear garden with artificial turf and patio arrangement, enclosed with mature conifer perimeters, housing hot tub with uPVC clad cover, access to two outdoor bars with necessary power points and seating. There is also access to single garage.

Garage

11' 9" x 13' 2" (3.58m x 4.01m)

Having up and over manual door to the front aspect and personnel door to the rear aspect, independent consumer unit and power source providing insulated cables to the hot tub and outdoor bars.

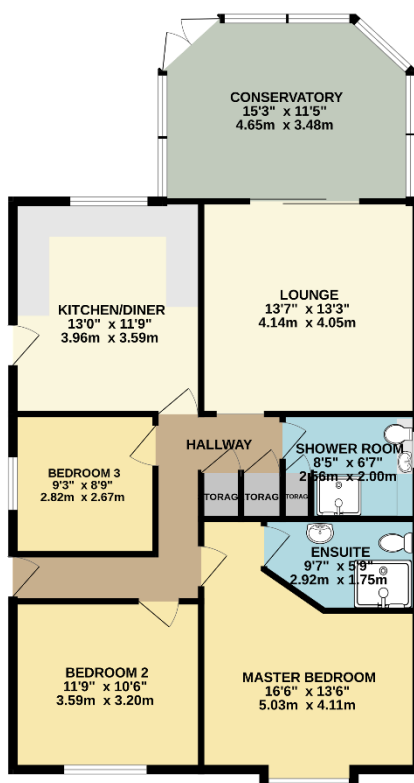
Outside Front

Having a large landscaped front garden and patio area providing ample parking provisions for multiple vehicles and front door entry.





GROUND FLOOR
1066 sq.ft. (99.1 sq.m.) approx.



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Important Information:

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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