



- Detached Family Home
- Non Estate Village Position
- 4 Double Bedrooms & Master En Suite
- 3 Reception Rooms
- 17'2 Kitchen Diner & Utility
- Large Driveway & Double Garage
- West-Facing Garden
- Fantastic Potential

Hackthorn Road, Welton, LN2 3LY,
£395,000





Located in an enviable non-estate position on the outskirts of Welton is this detached family home on Hackthorn Road. The property offers spacious and versatile accommodation which briefly comprises entrance porch, spacious entrance hallway, ground floor WC, 10'10 office/playroom, sitting room with log burner and french doors into conservatory, dining room with large bay window overlooking the garden, 17'2 kitchen diner and utility. To the first floor there is a spacious galleried landing, four double bedrooms, ensuite to master bedroom and a surprisingly spacious family bathroom. Outside the property benefits from a substantial driveway, detached brick built double garage and a fully enclosed west facing garden to the rear. Call today to view! Council tax band: E. Freehold.



Porch

Having uPVC front entrance door. Door into:

Entrance Hallway

Having fitted storage cupboards, radiator, ornate, coving and stairs rising to first floor.

Ground Floor WC

Having low level WC, wash hand basin with tiled splash backs, tiled effect vinyl flooring, radiator and coved ceiling.

Office/Play Room

10' 10" min x 10' 0" (3.30m x 3.05m)

Having double aspect windows, radiator and ornate coving.

Sitting Room

15' 2" x 12' 2" (4.62m x 3.71m)

Having cast iron log burner fireplace with slate hearth, radiator, ornate coving and French doors into:

Conservatory

10' 3" x 9' 2" (3.12m x 2.79m)

Being of uPVC construction with fitted window blinds and French doors onto garden.

Dining Room

16' 6" max x 10' 2" max (5.03m x 3.10m)

Having large walk in bay window overlooking the rear garden, 2 radiators, ornate coving and coved ceiling.

Kitchen Diner

17' 2" x 10' 0" max (5.23m x 3.05m)

Having a range of matching wall and base units, glass display cabinet, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, space for full height fridge freezer, plumbing for dishwasher, tiled effect vinyl flooring, radiator and coved ceiling.

Utility

10' 0" x 6' 0" (3.05m x 1.83m)

Having single drainer stainless steel sink unit with tiled splash backs and base unit beneath, matching double base unit and larder unit, plumbing for washing machine, tiled effect vinyl flooring, Worcester central heating boiler (installed 2024), radiator, coved ceiling and part glazed door to garden.

First Floor Landing

Having suitable space for study or reading area and hot water cylinder.

Master Bedroom

12' 4" x 8' 11" min (3.76m x 2.72m)

Having fitted wardrobes, radiator and coved ceiling.

En Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, tiled effect vinyl flooring, radiator, coved ceiling and extractor.

Bedroom 2

10' 10" x 10' 0" (3.30m x 3.05m)

Having double aspect windows, fitted wardrobes, radiator and coved ceiling.

Bedroom 3

10' 4" x 10' 0" (3.15m x 3.05m)

Having radiator, coved ceiling and access to loft.

Bedroom 4

10' 10" max x 10' 2" max (3.30m x 3.10m)

Having built in storage cupboard, radiator and coved ceiling.

Family Bathroom

Having spacious 4 piece suite comprising shower tiled cubicle with mains fed shower, panelled bath with hand held shower attachment over, pedestal wash hand basin, low level WC, radiator, tiled effect vinyl flooring, radiator, part tiled walls, coved ceiling and extractor.

Outside Front

Double brick pillars gives access to a tarmac and gravelled driveway and turning area with space for 4/5 vehicles and gives access to double garage. A variety of flowers, plants, shrubs and trees, secure gate at side leading to rear garden.

Double Garage

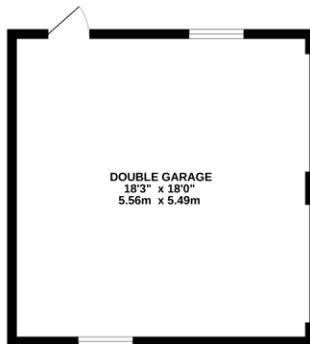
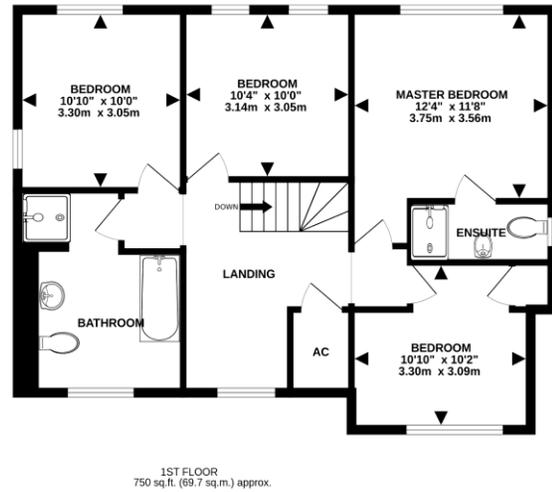
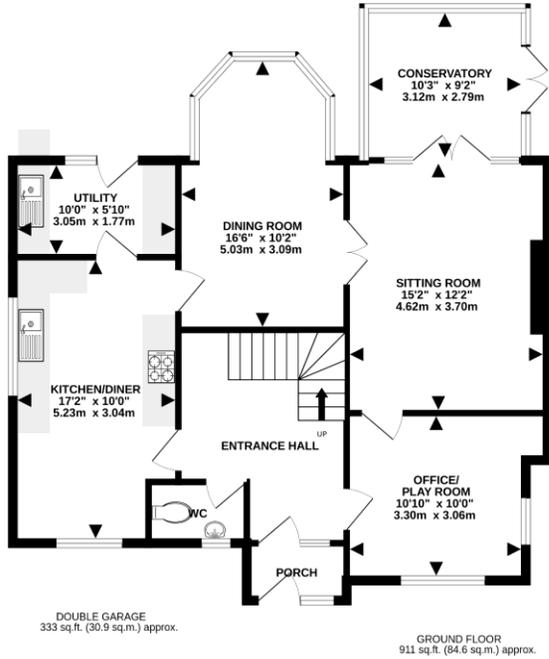
18' 0" x 18' 3" (5.48m x 5.56m)

Having twin remote control electric up and over doors, power and light, pitched roof providing storage space, windows to both sides and door to side.

Outside Rear

To the rear of the property there is a fully enclosed west-facing garden, partly enclosed by a brick wall and being mainly laid to lawn with a number of vegetable planters, log store, cold water tap, outside lighting and useful storage area to side.





TOTAL FLOOR AREA : 1994 sq.ft. (185.2 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.
Made with Metropix ©2025

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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



STARKEY
& BROWN
YOUR LOCAL PROPERTY PEOPLE