



- 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**

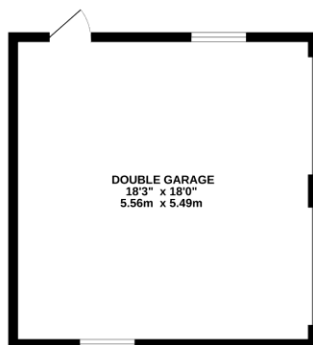
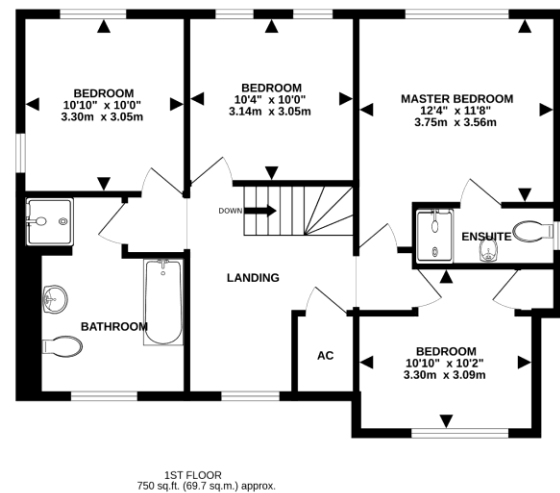
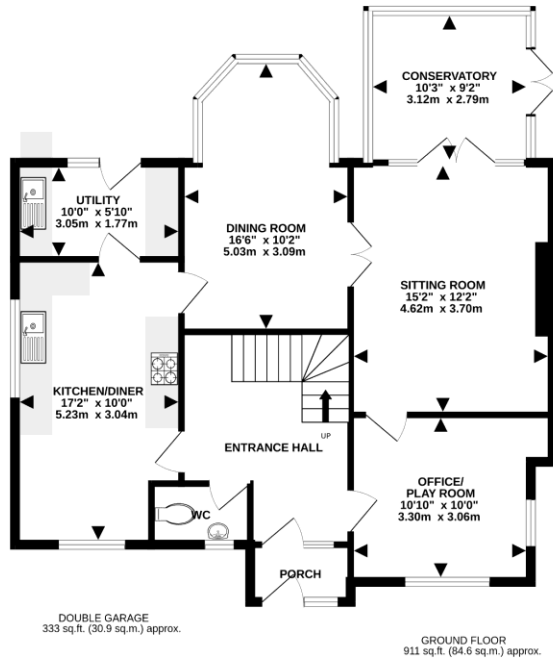
18' 0" x 18' 3" (5.48m x 5.56m)

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.  
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