



- Semi-Detached House
- 3 Double Bedrooms
- Built-In 2021 By Beal Homes
- EPC Rating: 83 B

- Kitchen & Dining Room
- En-Suite & Family Bathroom
- South-East Facing Garden
- Catchment Area For William Farr CofE School

Mason Drive, Welton, LN2 3FU
Guide Price £290,000 - £300,000



Built by award winning developer Beal Homes in 2021 is this large 3 bedroom semi-detached home. Boasting 3 double bedrooms and 2 bathrooms the property comes with accommodation over 2 floors. The ground floor comprises of a welcoming entrance hall, a lounge measuring 14'10" x 12'7". There is a modern shaker style kitchen with a range of integrated appliances, dining room and a downstairs WC. Rising to the first floor are 3 spacious bedrooms, with the master bedroom benefitting from an en-suite shower room and a further family bathroom. To the rear of the property there is a south-east facing garden which enjoys the sun throughout the morning and afternoon. Being mostly laid lawn with a patio seating area and secure side gate leading to the front of the property. To the front of the property there is off street driveway parking for 2 vehicles. Garage/storage room with power and lighting. Further benefits of the property includes uPVC double glazing and gas central heating throughout. The property is within easy reach to local amenities that Welton has to offer such as William Farr CofE school, a primary school, doctors surgery, a Co-op food store, post office and a regular bus service to and from Lincoln city centre. For further details and viewing requests. Please contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Composite a front door to the front aspect, a radiator, stairs rising to the first floor, a wall-mounted consumer unit, and access to:

Lounge

14' 10" x 12' 7" (4.52m x 3.83m)

Having 2 uPVC double-glazed windows to the front aspect, a radiator, TV, and broadband points.

Kitchen

9' 2" x 16' 1" (2.79m x 4.90m)

Shaker-style kitchen with eye and base level units and counter worktops with brass effect handles, integrated appliances such as a 4-ring gas hob with extractor hood over, integral oven, integral fridge, sink and drainer unit, a wall mounted gas central heating combination boiler, a radiator, space and plumbing for washer/dryer and a uPVC double-glazed window to the rear aspect and French doors to the rear aspect leading onto the rear garden. Access to the downstairs WC and dining room.

Downstairs WC

Having a low-level WC, pedestal wash hand basin, heated towel rail, extractor, tiled floor, and partial tiled surround.

Dining Room

9' 2" x 11' 11" (2.79m x 3.63m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and access to the garage/storage.

Garage/Storage

6' 6" x 9' 5" (1.98m x 2.87m)

Roller door, power, and lighting.

First Floor Landing

Airing cupboard with shelving and a radiator. Loft access - insulated and ladder access.

Bedroom 1

12' 7" x 9' 5" (3.83m x 2.87m)

Two uPVC double-glazed windows to the front aspect and a radiator.

Access to:

En-Suite

6' 5" x 6' 6" (1.95m x 1.98m)

Having a shower cubicle, a low-level WC, a pedestal hand wash basin unit, a uPVC double-glazed obscured window to the front aspect, an extractor unit, and a heated towel rail.

Bedroom 2 - Restricted ceiling height

9' 2" x 19' 2" (2.79m x 5.84m)

Two radiators and a uPVC double-glazed window to the front aspect.

Bedroom 3

9' 5" x 12' 0" (2.87m x 3.65m)

A radiator and a uPVC double-glazed window to the rear aspect.

Bathroom

6' 4" x 5' 7" (1.93m x 1.70m)

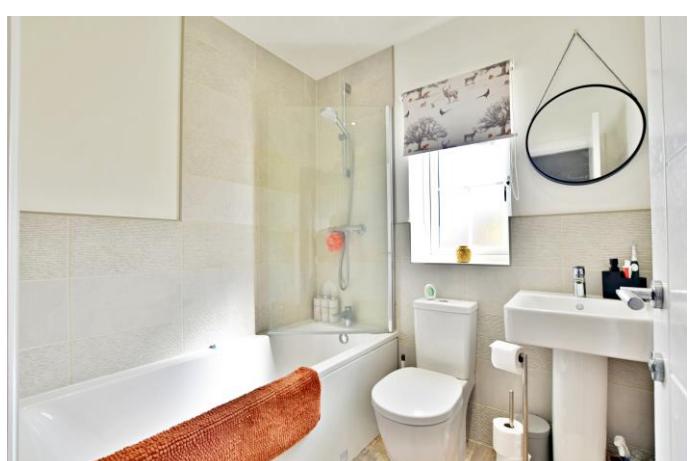
Three-piece suite comprising bath tub with shower over, a low-level WC, pedestal hand wash basin unit, heated towel rail, tiled surround, uPVC double-glazed obscured window to the rear aspect, and an extractor unit.

Outside Rear

Enclosed with fenced perimeters, mostly laid to lawn, a patio seating area, a water source, and a secure side gate leading to the front of the property.

Outside Front

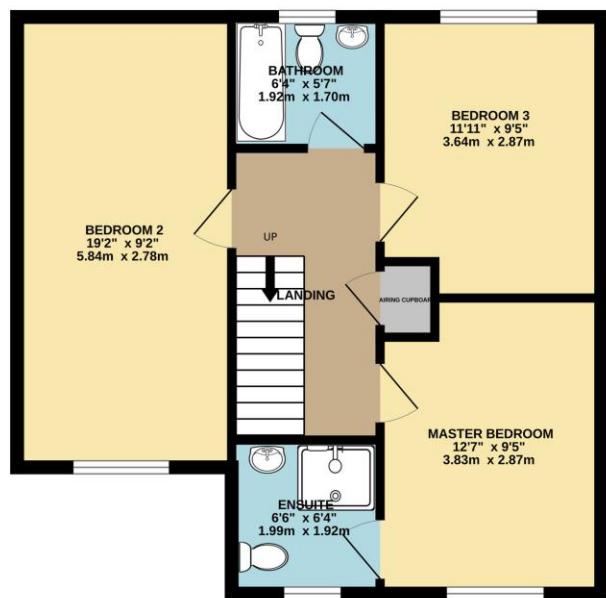
Lawned with a pathway leading to the front door entrance, a block paved driveway with parking for 2 vehicles.





GROUND FLOOR
560 sq.ft. (52.1 sq.m.) approx.

FIRST FLOOR
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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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