



- Beautiful Village Location
- Spacious Detached Executive Bungalow
- Extensive Matured Gardens with Private Driveway and Parking for Several Cars
- Large Kitchen/Diner with Aga Plus Electric Oven & Hob

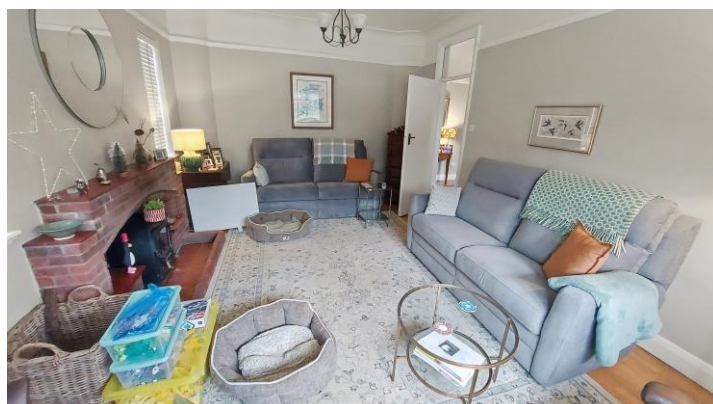
- Spacious Living Room with Log Burner
- 3 Large Bedrooms plus Study/Bedroom 4
- Family Bathroom plus 2 En-Suites
- Oil Fired Central Heating with New Boiler

Castle Hill, Welbourn, LN5 0NF  
Monthly Rental Of £1,595





Starkey & Brown are delighted to offer for let this executive detached bungalow, situated in a quiet and desirable location within the village of Welbourn, enjoying extensive countryside views and history going back to the Domesday book. The property is well presented throughout and offers generous, versatile accommodation comprising: Large kitchen/diner featuring an Aga, additional fitted oven and extractor. Utility room with new boiler for oil fired central heating. Spacious living room with log burner and bay windows overlooking the surrounding gardens. Three double bedrooms, including a master suite with dressing area and en-suite, Bedroom two with en-suite cloakroom. Additional room suitable as a fourth bedroom, playroom or study, and a large family bathroom with separate shower cubicle. The bungalow is finished in neutral décor with a combination of wooden flooring and carpets throughout. Externally, the property benefits from beautiful well maintained gardens surrounding the home, offering a high degree of privacy and open countryside views, along with a large garage and ample off-road parking. An exceptional property in a peaceful village setting – early viewing is highly recommended. Council tax band E: EPC rating E; Holding Deposit £368; Deposit £1840.











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.

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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