



- No Onward Chain
- End Terrace House
- Two Double Bedrooms
- 18'4" x 12'10" Lounge
- Modern Kitchen Diner
- Large Rear Garden
- Driveway Parking For Two Vehicles
- Built In 2020 By Beal Homes

Twell Fields, Welton, LN2 3FZ  
£205,000



Starkey&Brown is pleased to offer for sale this ideal end terrace home, originally built by Beal Homes on Twell Fields in Welton circa 2020 and includes a range of builder upgrades. Offered for sale with no onward chain as part of a builder part-exchange program. Accommodation briefly comprises: a convenient ground floor WC, an expansive 18'4" lounge featuring French doors leading into a spacious 12'10" kitchen diner with French doors onto the rear garden, a first-floor landing, two generously sized double bedrooms - with master featuring built in wardrobes, and a well-appointed first-floor bathroom. Outside, the property benefits from a larger than average rear garden with a landscaped patio area perfect for entertaining and relaxing with guests - being fully enclosed, private and west-facing. To the front of the property is a practical block-paved driveway with space for two vehicles. We highly recommend an early viewing to fully appreciate the potential of this delightful home. Please contact us today to arrange your appointment.

Additional information: Council tax band: A. Freehold.



## Lounge

Composite door to the front aspect, uPVC double-glazed window to the front aspect, a radiator, a feature wall panelling, stairs rising to the first floor with an understairs storage cupboard. Access to the downstairs WC and the kitchen diner.

## Downstairs WC

Tiled flooring, a radiator, hand wash basin unit, an extractor unit, and a low-level WC.

## Kitchen Diner

12' 10" x 7' 11" (3.91m x 2.41m)

Having a range of base and wall units with counter worktops, uPVC double-glazed window to the rear aspect, French doors to the rear aspect leading onto the rear garden, and a radiator. Kitchen appliances such as a Neff microwave, a Neff oven and hob, an integrated washing machine, and a 50/50 fridge freezer.

## First Floor Landing

Access to the bedrooms and the bathroom. Access to loft - pull-down ladder and insulation.

## Bedroom 1

12' 10" max to back of wardrobes x 11' 9" (3.91m x 3.58m)

Having a uPVC double-glazed window to the front aspect and a built-in mirror-effect sliding door wardrobe.

## Bedroom 2

12' 10" x 8' 1" (3.91m x 2.46m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and a storage cupboard with a radiator.

## Bathroom

6' 0" x 6' 4" (1.83m x 1.93m)

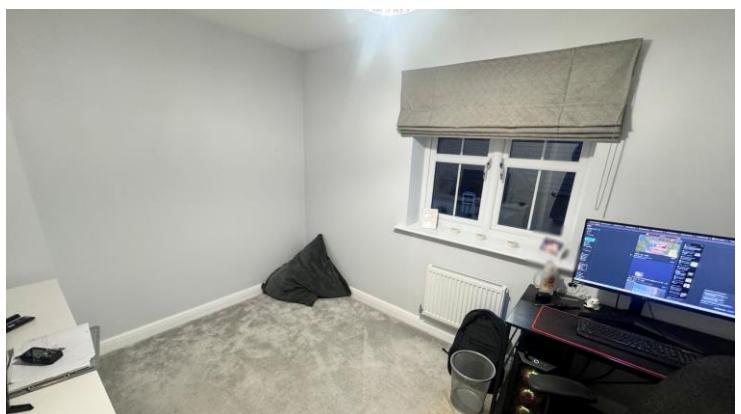
Three-piece suite comprising a bath tub with rainfall showerhead over, a chrome heated towel rail, a vanity hand wash basin unit, a low-level WC, tiled flooring, and an extractor unit.

## Outside Rear

Having an enclosed garden with raised flowerbeds and a landscaped patio seating area.

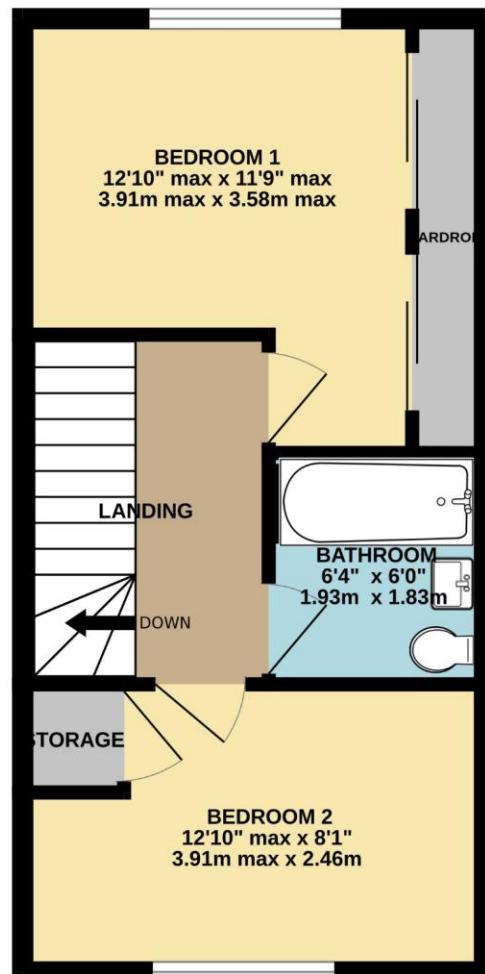
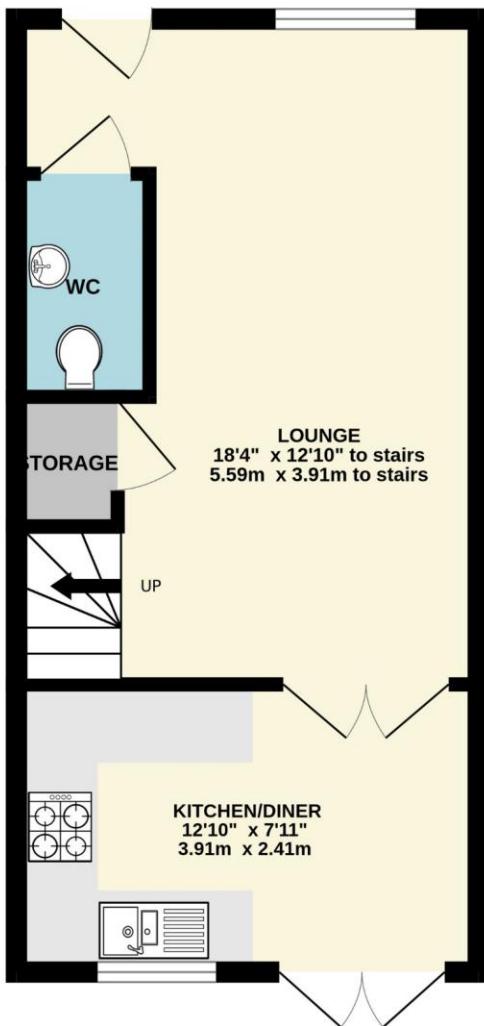
## Outside Front

Having block paved driveway parking for a minimum of 2 vehicles with a lawned area.



GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.

1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 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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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 vendor'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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