



Turnpike Road, Welton, Lincoln, LN2 3RL

welcome to

Turnpike Road, Welton, Lincoln

Situated within the desirable and amenable village of Welton is this detached family home benefitting from spacious and modern accommodation throughout. Boasting double bedrooms with en suite to the master, ample driveway parking, detached double garage and fully enclosed rear garden.



Entrance Hall

With double glazed door to the front, stairs rising to first floor, built in cupboard and radiator.

Cloakroom

With double glazed obscured window to the side, wc, wash hand basin and radiator.

Study

8' 4" x 9' (2.54m x 2.74m)

With radiator and double glazed windows to the side and rear.

Lounge

19' 9" x 12' 7" (6.02m x 3.84m)

With double glazed window to the front, double glazed door opening to Rear Garden and two radiators.

Kitchen / Diner

18' 3" x 12' (5.56m x 3.66m)

With double glazed window to the side, double glazed double doors opening to Rear Garden, a modern fitted kitchen in a range of wall and base units with work surfaces, inset stainless steel sink and drainer, stainless steel hob with cooker hood above, integral oven, integral dishwasher, integral fridge freezer, tiling and radiator.

Utility Room

5' 10" x 6' 5" (1.78m x 1.96m)

With double glazed door to Rear Garden, base units with work surfaces, space for washing machine, space for dryer, tiling to the floor and inset stainless steel sink and drainer.

First Floor Landing

With radiator, airing cupboard housing hot water cylinder, loft access point and built in linen cupboard.

Bedroom One

18' 6" max x 12' 1" (5.64m max x 3.68m)

With double glazed window to the side, radiator and door to:-

En Suite

With double glazed obscured window, walk in shower, wc, wash hand basin, tiling to the walls and floor, radiator and extractor fan.

Bedroom Two

8' 11" x 15' 3" (2.72m x 4.65m)

With radiator and double glazed windows to the side and front.

Bedroom Three

9' 2" x 11' 7" (2.79m x 3.53m)

With double glazed window to the front and radiator.

Bedroom Four

11' 5" max x 10' 2" max (3.48m max x 3.10m max)

With double glazed window to the rear and radiator.

Bathroom

With double glazed window to the front, bath with shower attached, wc, wash hand basin, tiling to the walls and floor, extractor fan and radiator.

Outside

Property benefits from a generous driveway to the front providing off road parking for multiple vehicles and access to the detached double garage, with gated side access to the rear garden, an area of lawn and pathway to the front door alongside. To the rear is a fully fence panel enclosed garden with a patio area ideal for seating and an area of lawn.

Detached Double Garage

16' 10" x 18' 8" (5.13m x 5.69m)

With up and over door, power and light.



view this property online williamhbrown.co.uk/Property/LCR121096



welcome to

Turnpike Road, Welton LINCOLN

- MODERN & SPACIOUS DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- AMPLE DRIVEWAY PARKING & DETACHED DOUBLE GARAGE
- EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£430,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR121096



Property Ref:
LCR121096 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk