



Cobweb Cottage Dunholme Road, Welton Lincoln LN2 3RS

welcome to

Cobweb Cottage Dunholme Road, Welton Lincoln

Early viewing is essential for this spacious and characterful cottage situated within the highly sought after village of Welton. Boasting generous bedrooms with en suite to the master, ample off road parking, detached double garage and an outdoor office space.





Ground Floor



First Floor



Outbuilding

Entrance Hall

Downstairs Wc

Lounge

11' 11" max x 12' 2" max (3.63m max x 3.71m max)

Dining Room

12' max x 12' max (3.66m max x 3.66m max)

Kitchen

24' 7" x 7' 1" (7.49m x 2.16m)

Conservatory

13' 10" x 15' 5" (4.22m x 4.70m)

First Floor Landing

Bedroom One

14' 11" x 20' (4.55m x 6.10m)

En Suite

Bedroom Two

8' 11" x 12' 2" (2.72m x 3.71m)

Bedroom Three

10' 2" x 11' 11" (3.10m x 3.63m)

Bedroom Four

11' 11" x 7' 1" (3.63m x 2.16m)

Bathroom

Outdoor Office Space

13' 10" x 10' 5" (4.22m x 3.17m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

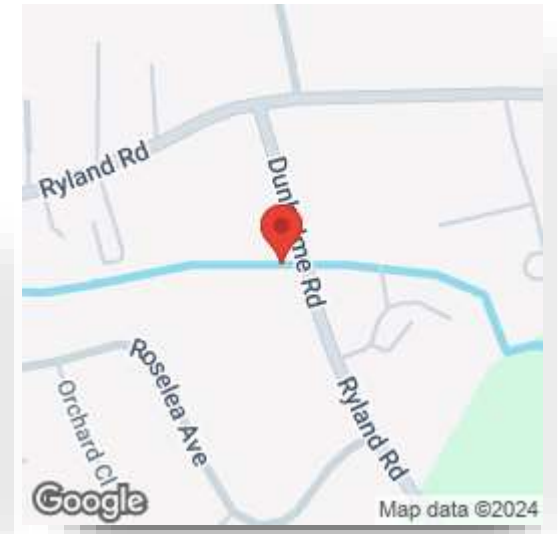
welcome to

Cobweb Cottage Dunholme Road, Welton Lincoln

- WELL PRESENTED & SPACIOUS COTTAGE
- AMPLE OFF ROAD PARKING
- DETACHED DOUBLE GARAGE
- GENEROUS BEDROOMS
- OUTDOOR OFFICE SPACE

Tenure: Freehold EPC Rating: D

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LCR121731](https://www.williamhbrown.co.uk/Property/LCR121731)



Property Ref:
LCR121731 - 0002

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](https://www.williamhbrown.co.uk)