



**The Green, Welbourn Lincoln LN5 0NJ**



**welcome to**

**The Green, Welbourn Lincoln**

Detached bungalow in a popular village location in between Sleaford and Lincoln, set in a quiet location offering wonderful features such as an enclosed rear garden with a stone wall boundary, imposing raised plot and multiple reception rooms internally. NO ONWARD CHAIN.



### Entrance Hall

There is a radiator, doors leading to all rooms and archway to the dining room.

### Lounge

18' 5" x 10' 10" ( 5.61m x 3.30m )

Featuring a fireplace with gas fire, radiator, window, access to the study and door to the:

### Conservatory

10' 11" x 9' 9" ( 3.33m x 2.97m )

Having windows, radiator and door to the garden.

### Study

7' 10" x 5' 11" ( 2.39m x 1.80m )

Having two windows and radiator.

### Dining Room

12' 3" x 11' 1" max ( 3.73m x 3.38m max )

There is an archway from the entrance hall, radiator and window.

### Kitchen

12' 7" x 10' 4" ( 3.84m x 3.15m )

Fitted with a range of wall and base units with work surfaces over, single drainer sink, oven, hob, extractor, plumbing for dishwasher, space for fridge freezer, radiator and window.

### Utility

6' 10" x 4' 10" ( 2.08m x 1.47m )

There is a wall mounted oil fired boiler, plumbing for washing machine, shelving, window and door to the outside.

### Bedroom One

18' 4" max x 9' 2" ( 5.59m max x 2.79m )

There is a radiator, access to the loft and two windows.

### Ensuite

Fitted with a shower cubicle, wash hand basin, WC, radiator and window.

### Bedroom Two

11' 5" x 9' 11" ( 3.48m x 3.02m )

Having a radiator and two windows.

### Wet Room

6' 10" x 6' 2" ( 2.08m x 1.88m )

Having a walk-in shower, grab rail, wash hand basin with storage below, WC, heated towel rail and window.

### Outside Front

To the front of the property there is a paved driveway with planted area and gravel.

### Rear Garden

The enclosed south facing landscaped garden has porcelain tiles and seating area.



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## **The Green, Welbourn Lincoln**

- Picturesque village location
- Multiple reception rooms
- Enclosed rear garden with stone wall and porcelain patio
- Ensuite to master bedroom
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SNH112482 - 0003

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