



Hawks Road, Welton, Lincoln

Asking Price £230,000

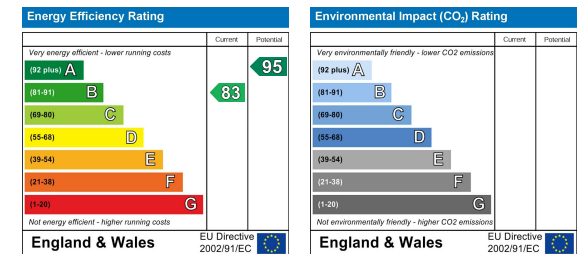
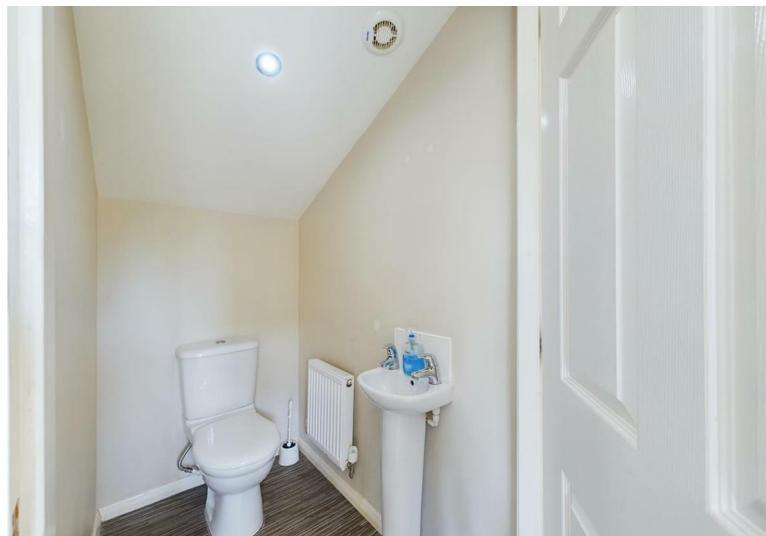

MARTIN & CO

Hawks Road, Welton, Lincoln

House - Semi-Detached
3 Bedrooms, 1 Bathroom

Asking Price £230,000

- Generous End Plot
- South Facing Rear Garden
- Driveway with EV Charging Point
- Cul-De-Sac Position
- Desirable Village Location
- Modern 2016 Build
- Tenure - Freehold
- Council Tax Band - B / EPC Rating - B



Three bedroom semi-detached home occupying a generous end plot within a cul-de-sac setting in the much sought after village of Welton. Built in 2016, this property comprises internally of an entrance hall, living room, kitchen diner and cloakroom, three bedrooms and a family bathroom. Externally benefitting from a South Facing rear garden and driveway parking to the front with EV charging point.

Welton is a well served village with a range of local amenities to include a Co-op, doctors surgery, dental practice, veterinary practice and public houses. Welton boasts both a primary school and the William Farr CofE secondary school.

EPC Rating - B
Council Tax Band - B
Tenure - Freehold

Entrance Hall

Composite entrance door, wood laminate flooring, pendant fitting and a radiator. Mains consumer unit, Nest smart thermostat and stairs rising to the first floor.

Living Room

17'10" x 11'8"

PVC windows to the front, wood laminate flooring, pendant fitting, radiator and an electric feature fire with hearth and surround.



Kitchen Diner
15'1" x 8'7"

Base and eye level units with roll edge work surfaces, matching upstand and an inset stainless steel sink and drainer. Fitted oven with gas hob and extractor over, space and plumbing for a washing machine with further space for a freestanding fridge freezer. PVC window and French doors to the rear, vinyl flooring, spot lit ceiling, radiator and the Ideal combination boiler is housed.

Cloakroom
5'4" x 3'3"

Low level WC, pedestal wash basin, vinyl flooring, radiator, spot lit ceiling and extractor.

Stairs/Landing

Carpet flooring, radiator, pendant fitting, access to the loft, storage cupboard and a wall mounted Drayton digistat.

Bedroom
15'2" x 8'10"

PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

Bedroom
12'1" x 7'4"

PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

Bedroom
7'10" x 7'5"

PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

Bathroom
8'0" x 5'2"

Low level WC, pedestal wash basin and a panel bath with thermostatic shower over. Vinyl flooring, radiator, spot lit ceiling and extractor.

Outside

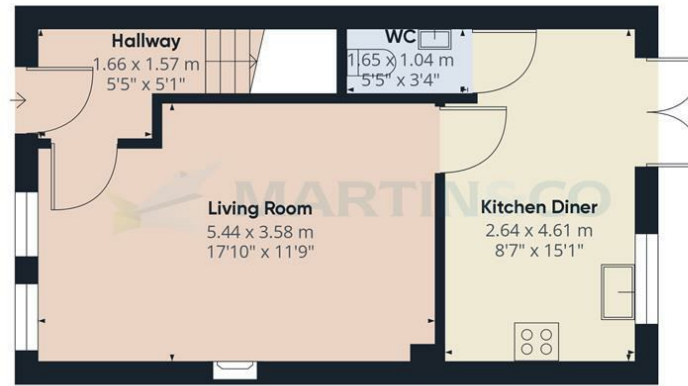
To the front is a garden with laid lawn and planted shrubbery, block paved driveway for off road parking. Entrance lighting, rain canopy and an EV charging point included with the sale. Gated access to the rear. Benefitting from being an end plot, the rear boasts a larger than average South Facing garden being mainly laid to lawn with planted borders, patio area and an

area ideal for a vegetable patch. Outside lighting, water and power and a garden shed included with the sale. Hot tub can be included if required depending on the sale price.

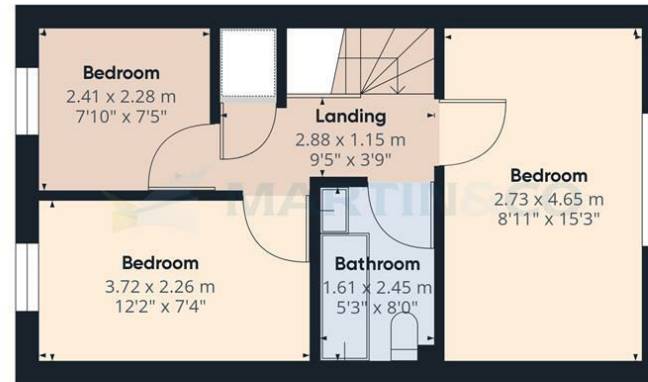
Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





Floor 0



Floor 1

Approximate total area⁽¹⁾
72.21 m²
777.26 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.