



6 Bishops Place
Welton, Lincoln. LN2 3FR

BELL



6 Bishops Place

Welton

NO ONWARD CHAIN! A very well presented and spacious five bedroom family home, having three reception rooms including an impressive family room with full height vaulted ceiling, modern kitchen diner with bifold garden doors, three bath/shower rooms with modern suites, garden room, utility, office and a separate WC. The spacious internal accommodation extends to approx. 2350 sq. ft.

The property further benefits from well landscaped gardens of approx. 0.17 of an acre with westerly rear aspect to catch the sunset. There is ample off road parking and a large integral double garage (approx. 275 sq. ft.).

The highly sought after village of Welton is located approx. 5 miles north of the county capital and Cathedral City of Lincoln with a direct link to London Kings Cross. The village boasts an excellent range of local amenities including a range of local shops and convenience stores, takeaways, dentist, public house, post office, pre school, primary and secondary modern schools, including the highly regarded Willaim Farr secondary school.

ACCOMMODATION

Entrance Hall having luxury vinyl tiled flooring and built in storage system beneath staircase leading up to first floor.



Lounge having an attractive gas fire inset to a stone hearth and surround, with sliding doors leading off to:

Garden Room having a thermal roof, uPVC double glazed windows and double doors leading out onto the rear garden; decorative wall tiling and two electric wall heaters.

Snug/Dining Room having double doors and a rear garden aspect.

Office having fitted office furniture to include a corner desk unit and cabinets; overlooking the front driveway. Cloakroom comprising wash hand basin and low level WC.

Kitchen Diner having a stylish modern kitchen with large central island, wooden worktops, larder cupboards, deep pan and cutlery drawers. Being fully fitted with Neff appliances including an induction hob, electric oven and grill, microwave oven and heating drawer, dishwasher and wine fridge. Also having space for a large American style fridge freezer.

With space for a family size dining table and chairs and full length oak bifold doors to the rear garden providing plenty of natural light.

Utility having fitted units to base and wall levels, stainless steel sink plus drainer, space for washing machine and tumble dryer, built in utility closet, tiled floor continued from the kitchen and rear entrance door.

A small rear hallway leads to both the spacious Integral Double Garage and the:

Family Room having a full height vaulted ceiling with feature exposed king post trusses, floor to ceiling glazing to one wall with electric remote operated blinds and double doors leading out to the rear garden patio. Also having under floor heating.

First Floor

Stairs lead up to the **Galleried First Floor Landing** with built in airing cupboard housing the hot water cylinder. Doors to first floor accommodation.





Bedroom 1 having a Walk Through Dressing Area with two built in double wardrobes, being light and airy with a vaulted ceiling and overlooking the front driveway aspect.

En-Suite Shower Room with modern suite comprising shower, low level WC and wash hand basin. wall and floor tiling, heated towel rail and electric shaver point.

Bedroom 2 having rear garden aspect with fields beyond.

En-Suite Shower Room with modern suite comprising shower, low level WC and wash hand basin; floor and wall tiling, heated towel rail and electric shaver point.

Bedroom 3 having rear garden aspect with fields beyond; with fitted shelving.

Bedroom 4 having rear garden aspect with fields beyond.

Bedroom 5 having front driveway aspect.

Family Bathroom having a modern white suite comprising bath, low level WC and wash hand basin; wall and floor tiling, heated towel rail and electric shaver point.

OUTSIDE

The property benefits from a spacious driveway leading to the Integral **Double Garage** and providing off road parking space for up to five vehicles. There is gated access to the well landscaped rear garden with two separate garden patios, one of which has a covered seating area, water feature and lawns with mature shrubbery beds and meandering pathways.

West Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
43 Silver Street, Lincoln. LN2 1EH.

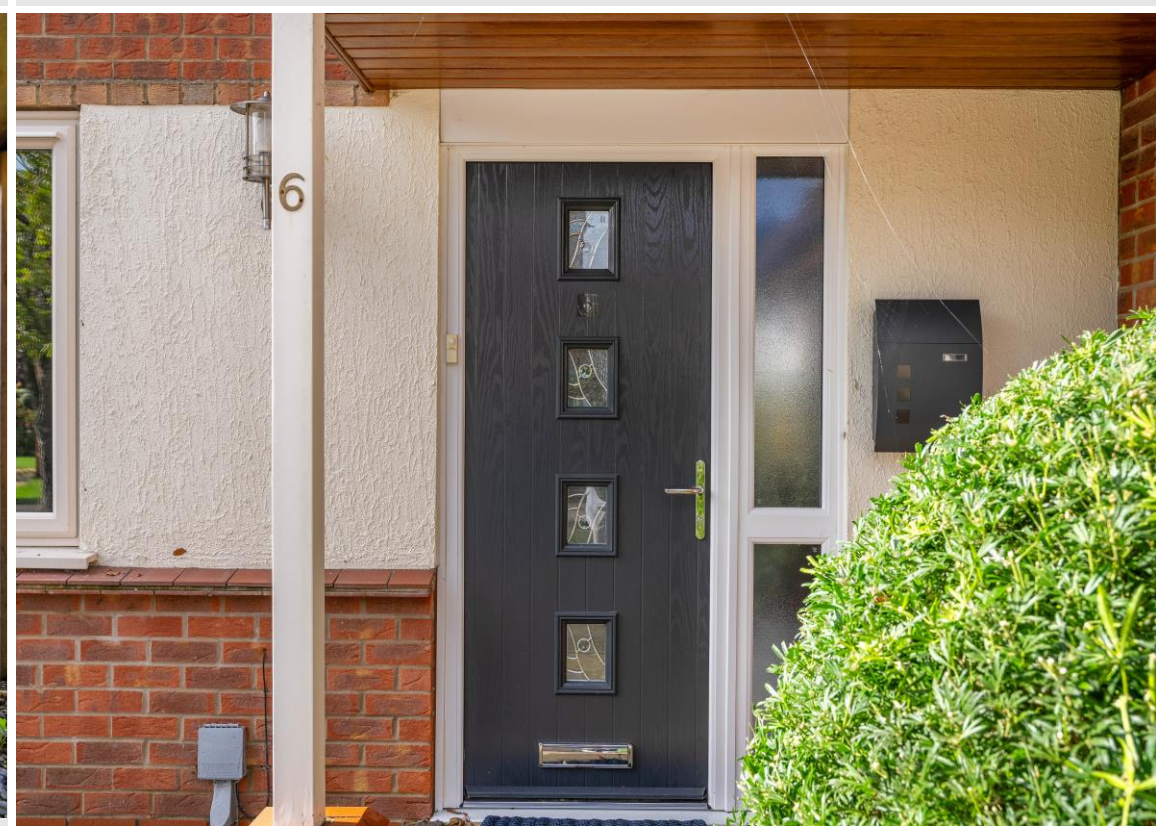
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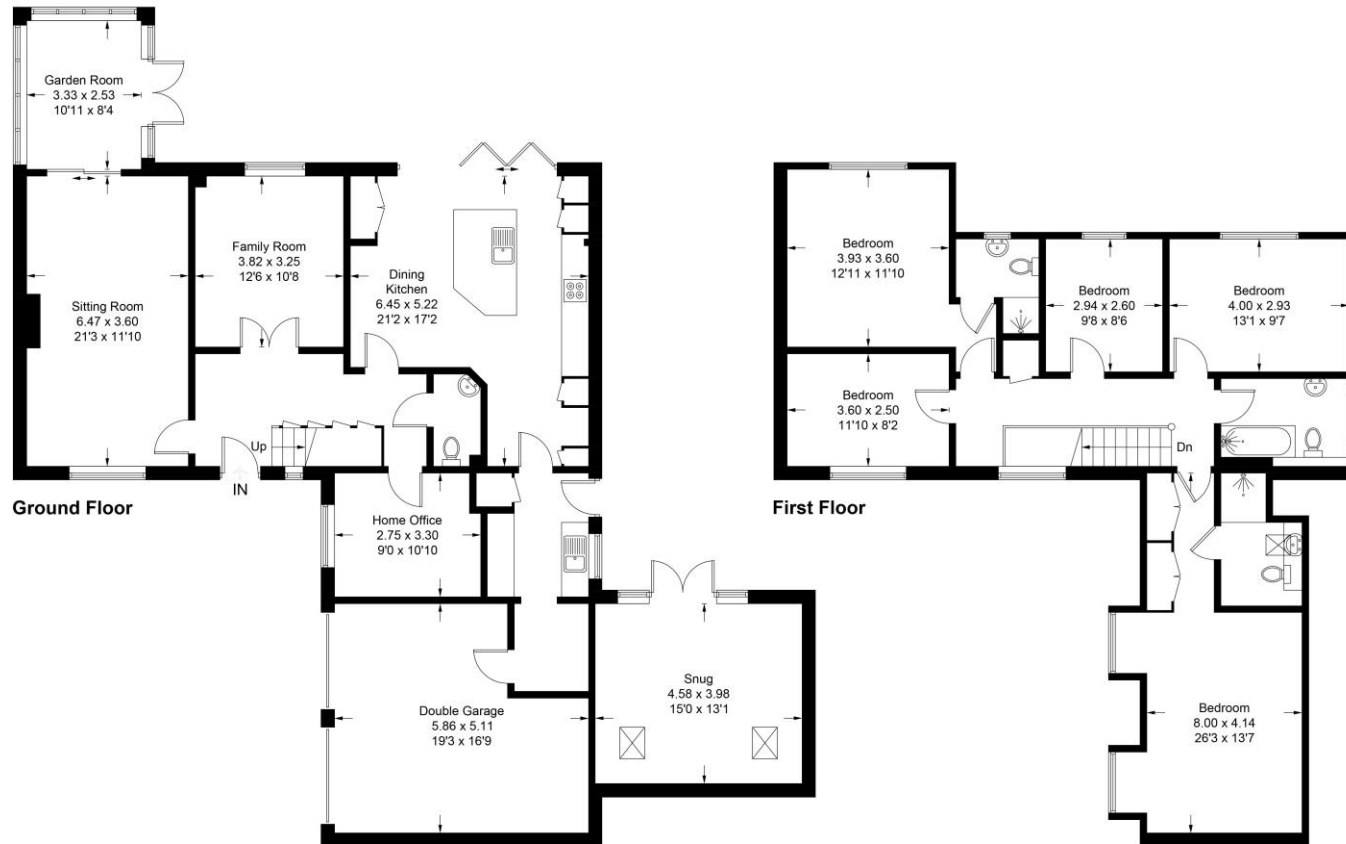
Brochure prepared 17.09.2025





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Approximate Gross Internal Area = 234.2 sq m / 2521 sq ft
 Snug = 18.6 sq m / 200 sq ft
 Total = 252.8 sq m / 2721 sq ft
 (Including Double Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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