



Fishponds Way, Welton



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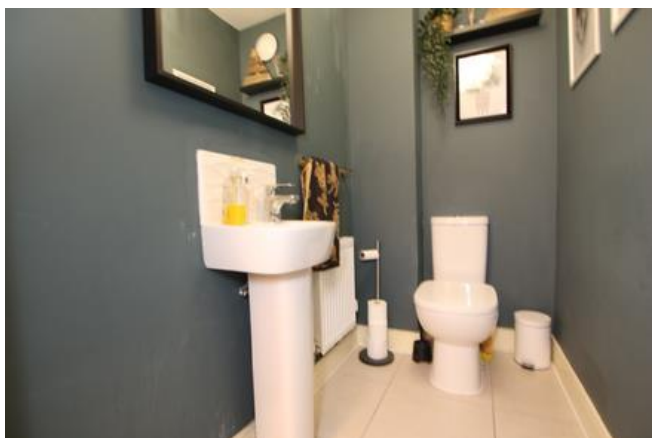
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£370,000

- Modern Detached House
- Four Double Bedrooms
- Family Bathroom & En Suite
- West Facing Garden
- Garage, Gardens & Driveway
- EPC Grade B



Well presented four bedroom Detached house, located in the popular village of Welton. Within walking distance of local shops, schools, doctors and other amenities.

The accommodations consists of entrance hall, lounge, kitchen diner and WC to the ground floor. To the first floor there are four double bedrooms with en-suite to main and family bathroom. Outside to the front of the property is a private driveway leading to integral single garage. To the rear of the property there is an enclosed garden with large patio and decking area.

Entrance Hallway

With part glazed front door, stairs rising to first floor, understairs storage, double doors leading into lounge and laminate wood effect flooring.

Downstairs WC

With a low level WC, wash hand basin with tiled splash backs, ceramic tiled floor, extractor and radiator.

Lounge 12'1" x 16'7" (3.7m x 5.1m)

With bay window to front aspect, laminate wood effect flooring and radiator.



Kitchen Diner 12'0" x 19'0" (3.7m x 5.8m)

With French doors into the garden. Fitted with a range of wall and base units with marble effect work surface, one and a half bowl single drainer sink unit with mixer taps over, tiled splash backs, double oven, gas hob with cooker hood over, space for fridge freezer, additional integral fridge, integral dishwasher, integral washing machine, ceramic tiled floor and radiator.

Landing

With airing cupboard, loft access and radiator.

Bedroom One 12'1" x 13'2" (3.7m x 4m)

With window to the front aspect and radiator.

Ensuite to Master

With window to the side aspect, low level WC, wash hand basin, double shower cubicle, ceramic tiled floor, extractor and radiator.

Bedroom Two 10'0" x 12'7" (3.1m x 3.8m)

With window to the rear aspect and radiator.

Bedroom Three 10'0" x 11'1" (3.1m x 3.4m)

With window to the rear aspect and radiator.

Bedroom Four 10'1" x 12'0" (3.1m x 3.7m)

With window to the front aspect and radiator.

Family Bathroom

With window to the rear aspect. Low level WC, wash hand basin, panelled bath with shower over, tiled splash backs, ceramic tiled floor, radiator and extractor.

Garage 10'0" x 22'1" (3.1m x 6.7m)

To the side of the property, a larger than average single garage. With up and over door, central heating boiler, power and lighting. internal door leading into rear garden.

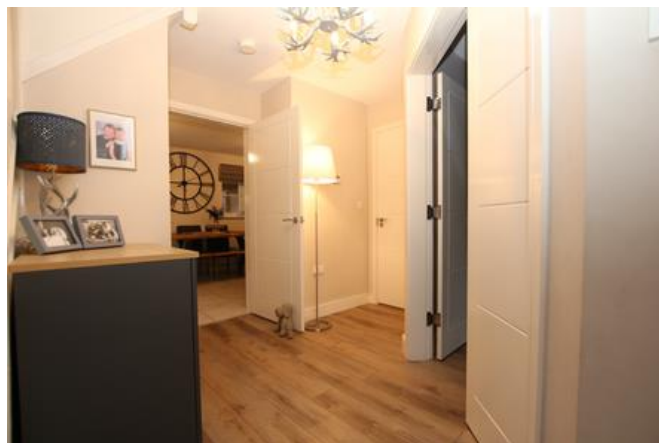
Outside

To the front of the property there is a driveway with space for 3 vehicles, outdoor lighting. To the side is a gate leading to rear garden.

To the rear of the property there is a fully enclosed west-facing laid to lawn garden with paved patio area, gravelled garden area, shed and outdoor tap.

Agents Note

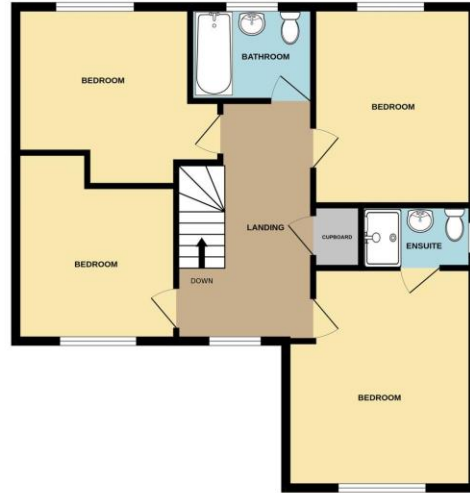
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GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.8 sq.m.) approx.



FISHPONDS WAY, WELTON, LINCOLN, LN2 3RR

TOTAL FLOOR AREA : 1490 sq.ft. (138.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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