



Church Lane, Welton



Offers over £400,000



Key Features

- Detached House
- Three Double Bedrooms
- Open Plan Kitchen/Dining Room
- Garden Room/Fourth Bedroom
- Bathroom & En-Suite
- Desired Village Location
- EPC rating D
- Freehold



Well Presented Spacious Detached Character Stone Cottage located in the village of Welton. The accommodation consists of Entrance, Open Plan Kitchen Dining room, Lounge, Garden Room/fourth bedroom and Downstairs WC. To the first floor, Three Double Bedrooms with En-Suite to Master, Dressing Room and Family Bathroom. Outside is a walled lawned garden with spacious patio area and garden shed. There is parking within the Double Garage.

The property further benefits from fitted wardrobes, blackout blinds in all Bedrooms, fitted wooden blinds, solid oak internal doors and gas central heating with combi boiler located in the garage. Welton village offers great transport links and access to the A15 and A46 alongside an excellent range of amenities to include shops, Post Office, Doctors and Village Hall as well as sought after primary and secondary schooling.

Entrance Porch

With access into

Kitchen/Diner 23'4" x 16'1" (7.1m x 4.9m)

With two double glazed UPVC windows to the front aspect. Open plan kitchen diner with solid oak worktops, freestanding electric rangemaster oven with five burner gas hob and extractor over. Space for washing machine, built in fridge freezer, italian stone flooring, double sided multi fuel wood burner and radiator.

Sitting Room 18'7" x 16'1" (5.7m x 4.9m)

With a UPVC double glazed window to the front aspect, double sided multi fuel wood burner, stairs to first floor and radiator.

Garden Room/Bedroom Four 20'5" x 9'4" (6.2m x 2.8m)

With two double glazed UPVC windows to the side aspect, French doors and radiator.

Downstairs WC

With a low level wc, wash hand basin and radiator.

Master Bedroom 16'1" x 15'0" (4.9m x 4.6m)

With two double glazed UPVC windows to the side aspect, one window to the front aspect, fitted wardrobe and radiator.

Bedroom 2 16'1" x 15'4" (4.9m x 4.7m)

With a double glazed UPVC window to the front aspect, fitted wardrobe, fitted chest of drawers and radiator.

Bedroom 3 16'1" x 9'8" (4.9m x 2.9m)

With a double glazed UPVC window front aspect, fitted wardrobe, fitted chest of drawers and radiator.



En-Suite Shower Room 6'2" x 5'10" (1.9m x 1.8m)

With a low level wc, wash hand basin, walk in shower and radiator.

Bathroom 10'4" x 8'5" (3.1m x 2.6m)

With a double glazed UPVC window to the front aspect, low level wc, wash hand basin, free standing bath, walk in shower and radiator.

Dressing Room 8'5" x 3'8" (2.6m x 1.1m)

With built in wardrobes.

Outside

With a walled lawned garden with spacious patio area and garden shed.

Double Garage 16'9" x 16'1" (5.1m x 4.9m)

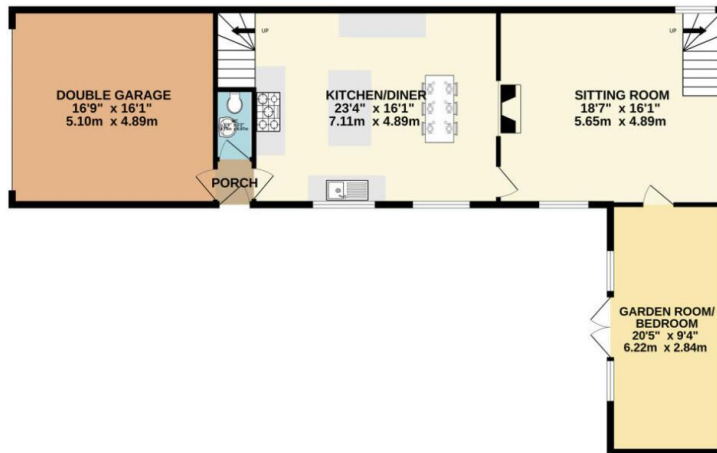
With access to the side aspect, power, lighting and personal door to hallway.

Agent Notes

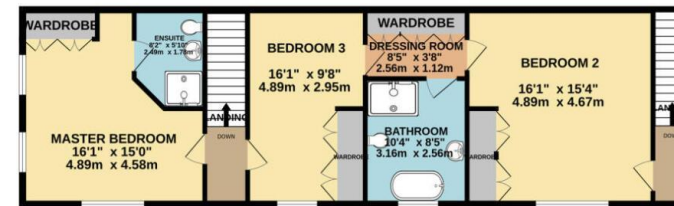
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GROUND FLOOR
1125 sq.ft. (104.5 sq.m.) approx.



1ST FLOOR
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA : 2011 sq.ft. (186.8 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		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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