



The Pastures, Welton



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Freehold

£400,000

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## Key Features

- Four Bedroom Detached House
- Sought After Village Location
- Bathroom & Two Ensuite
- Lounge & Dining Room
- Study & Family Room
- Kitchen, Utility & Downstairs WC
- EPC rating C





Four Bedroom Detached house in a cul de sac position within the sought after village of Welton. The village boasts a wealth of amenities and is within walking distance of William Farr Secondary School. The good sized accommodation comprises entrance hall, lounge, dining room, family room, study, kitchen with integrated appliances and downstairs WC to the ground floor. Rising to the first floor there are FOUR bedrooms with Ensuites to Two Bedrooms and further family bathroom. Outside there is a block paved driveway, double garage and established landscaped rear garden.

#### Entrance Hall

Having composite front door entry, storage cupboard and stairs rising to first floor.

#### Lounge

15'11" x 11'5" (4.9m x 3.5m)

With double glazed window to front aspect, feature fireplace glazed French doors opening to dining room and two radiators.

#### Dining Room

12'2" x 8'11" (3.7m x 2.7m)

With sliding patio doors leading onto rear garden and radiator.

#### Family Room

9'9" x 9'0" (3m x 2.7m)

With two double glazed windows to side aspect and radiator.



#### Study

8'4" x 7'4" (2.5m x 2.2m)

With double glazed windows to rear aspect and radiator.

#### Kitchen

16'4" x 8'4" (5m x 2.5m)

With double glazed window to rear and side aspects, a range of base and eye level units with worktops over, 4 ring gas hob and integral double oven.

#### Utility Room

5'11" x 5'9" (1.8m x 1.8m)

With uPVC door to side aspect leading onto rear garden, side path with entrance to the garage and space and plumbing for further appliances.

#### Downstairs WC

5'7" x 3'11" (1.7m x 1.2m)

With double glazed frosted window to side aspect, hand wash basin unit, low level WC and radiator.

#### Landing

With airing cupboard, stairs and loft (partly boarded, insulated and fixed lighting) and radiator.



#### Bedroom One

17'1" x 12'3" (5.2m x 3.7m)

With three double glazed windows to front aspect, radiator and built in wardrobe with access to en-suite.

#### En-suite

With double glazed frosted window to side aspect, walk in shower vanity wash hand basin unit, low level WC, tiled surround, shaver point and heated hand towel rail.



### Bedroom Two

9'8" x 8'9" (2.9m x 2.7m)

With double glazed window to rear aspect, radiator and access to second en-suite

### En-suite

With double glazed frosted window to side aspect, low level WC, pedestal wash hand basin unit, shower cubicle and chrome heated radiator.

### Bedroom Three

11'8" x 8'8" (3.6m x 2.6m)

With double glazed window to rear aspect, built in wardrobe and radiator.

### Bedroom Four

8'5" x 8'2" (2.6m x 2.5m)

With double glazed window to rear aspect and radiator.

### Bathroom

7'0" x 5'10" (2.1m x 1.8m)

With double glazed frosted window to side aspect, three-piece suite comprising low level WC, pedestal wash hand basin unit, panel bath with electric shower over, tiled floor and heated towel rail.

### Double Garage

With double glazed window, power and lighting, two up and over doors, personal door to rear aspect and upgraded consumer unit suitable for EV charging.

### Rear Garden

Enclosed garden with fenced perimeters, mostly laid to lawn and paved seating area.

### Outside Front

With block paved driveway with room for up to three cars.

### Agents Note

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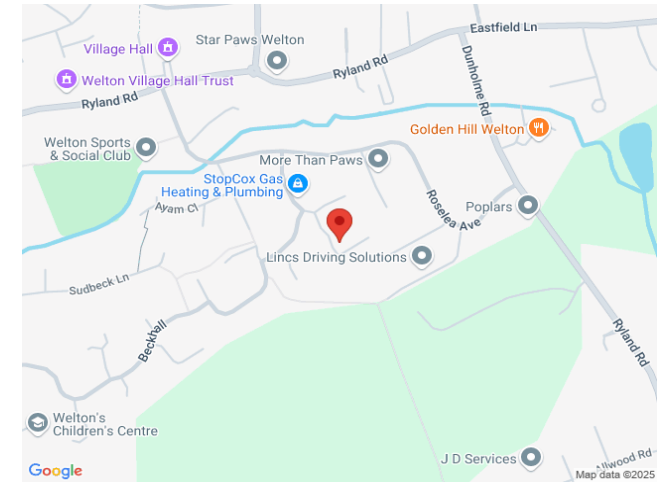
# Floorplan



10 THE PASTURES, WELTON, LINCOLNSHIRE, LN2 3FD

TOTAL FLOOR AREA : 1816 sq.ft. (168.7 sq.m.) approx.

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Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk