



Beckhall, Welton



£325,000

- Detached House in Village Location
- Three Double Bedrooms
- Lounge, Dining Room & Kitchen
- Study/Double Bedroom
- Bathroom & Downstairs WC
- Utility Room/ Potential Shower Room
- Double Garage, Driveway & Gardens
- EPC rating C



Situated within the popular village of Welton found to the northeast of Lincoln city and within walking distance of William Farr School, this good sized **THREE DOUBLE BEDROOM DETACHED HOUSE** (formerly the show home) is for sale with no onward chain. The accommodation comprises Entrance Hall, Downstairs WC, Lounge with french doors to the rear garden, Kitchen, Dining Room, Study or a potential downstairs Bedroom and a Utility Room or a potential shower room. Upstairs Three Double Bedrooms and Four Piece Bathroom. Outside Gardens Front & Rear, Detached Double Garage and secluded enclosed Rear Garden with log cabin and storage shed.

Entrance Hall

With access to the WC and stairs rising to the first floor.

WC

With a low level WC, vanity wash hand basin and radiator.

Lounge

13'3" x 11'5" (4m x 3.5m)

With double glazed french doors to the rear garden, gas fireplace, coving to ceiling and radiator.

Dining Room

10'11" x 10'3" (3.3m x 3.1m)

With a double glazed window to the front aspect, understairs storage and radiator.



Study/Potential Bedroom

11'4" x 8'8" (3.5m x 2.6m)

With a double glazed window to the front aspect, access to the utility room/potential shower room and radiator.

Utility Room/ Potential Shower Room

8'7" x 5'5" (2.6m x 1.7m)

With base level cupboards, sink with drainer unit, room and plumbing for washing machine, tumble dryer, fridge and a radiator.

Kitchen

9'5" x 8'2" (2.9m x 2.5m)

With a double glazed window to the rear aspect, door to the side aspect with access to the garden and driveway, integrated electric oven, four ring gas hob with extractor over, a range of base and eye level units with worktops over, sink with drainer unit, plumbing for dishwasher and radiator.

Landing

With access to the airing cupboard.

Bedroom One

10'6" x 10'3" (3.2m x 3.1m)

With a double glazed window to the front aspect, fitted cupboard and radiator.

Bedroom Two

12'7" x 8'9" (3.8m x 2.7m)

With a double glazed window to the front aspect, fitted wardrobes and radiator.

Bedroom Three

10'3" x 7'9" (3.1m x 2.4m)

With a double glazed window to the rear aspect, access to the loft and radiator.

Bathroom

8'8" x 7'9" (2.6m x 2.4m)

With a double glazed window to the rear aspect, low level WC, hand wash basin, panelled bath, enclosed shower, extractor and radiator.



Outside

To the front of the property is a front garden mainly laid to lawn and a driveway with space for three cars. To the rear of the property is a mainly lawned secluded garden with a patio enclosed by mature hedges. There is a log cabin and storage shed. Outside tap.

Detached Double Garage

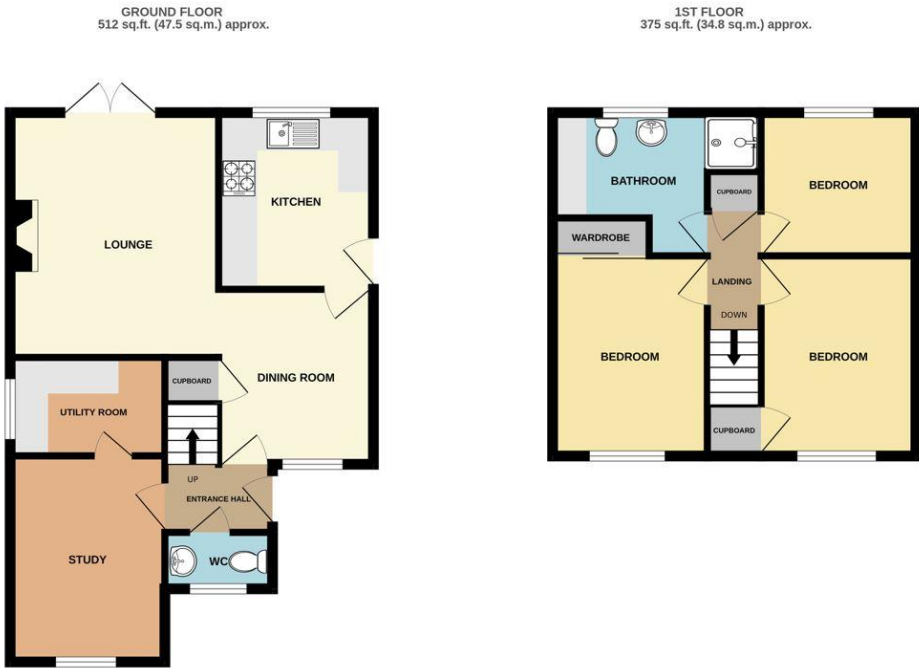
18'0" x 17'8" (5.5m x 5.4m)

With power and lighting, twin up and over doors and pitched roof storage.

Agents Note

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Floorplan



BECKHALL, WELTON, LINCOLN, LN2 3LJ

TOTAL FLOOR AREA : 887 sq.ft. (82.4 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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		