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Northfield Road, Welton



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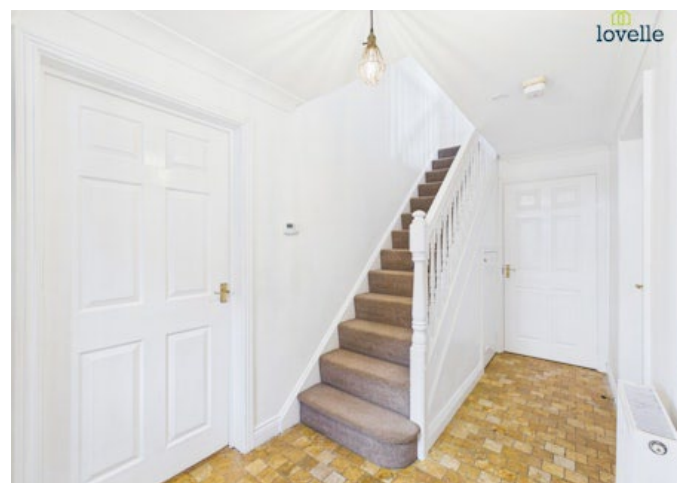


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property it must b

  
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£375,000



IMMACULATELY PRESENTED DETACHED FAMILY HOME. Popular Residential Location in highly sought after village of Welton. Entrance Hall, Lounge, Kitchen Diner, Utility Room, Dining Room, 4 Bedrooms, Ensuite, Bathroom. Gardens, Garage & Driveway. VIEWING ADVISED with NO ONWARD CHAIN

#### Key Features

- Detached Family Home
- Popular Village Location
- Immaculately Presented
- Entrance Hall, WC, Lounge
- Kitchen Diner, Utility, Dining Room
- 4 Bedrooms, Ensuite & Bathroom
- EPC rating C
- Tenure: Freehold







## Situation

Nestled in the heart of the Lincolnshire countryside, Welton is a charming and sought-after village that beautifully blends traditional village character with modern amenities. With its tree-lined streets, thriving local community, and excellent transport links to Lincoln and beyond, Welton is an ideal location for families, professionals, and retirees alike. The village offers a range of local conveniences including shops, cosy pubs, a popular primary and secondary school (William Farr), and various recreational facilities. Surrounded by picturesque walking routes and open green spaces, Welton provides a peaceful, semi-rural lifestyle while remaining just minutes from the vibrant city of Lincoln. Whether you're looking for a welcoming community, scenic surroundings, or great local schools, Welton ticks every box.

## Entrance Hall

4.42m x 1.67m (14'6" x 5'6")

double glazed front entrance door, tiled flooring, radiator, stairs to first floor accommodation and storage cupboard under

## WC / Cloakroom

1.2m x 1.9m (3'11" x 6'2")

low level WC, pedestal hand wash basin, tiled splash backs, laminate flooring, radiator and double glazed window to rear aspect

## Lounge

5.64m x 3.16m (18'6" x 10'5")

double glazed windows to front and side aspects, 2 radiators, feature fire place and solid wood flooring

## Breakfast Kitchen

5.66m x 2.76m (18'7" x 9'1")

a range of fitted wall and base units, electric oven, 4 ring gas hob, space and plumbing for dishwasher, wall mounted gas boiler, ceramic sink unit, space and plumbing for washing machine, tiled splash backs, tiled flooring, radiator and double glazed windows to front and side aspect

## Utility Room

2.78m x 4.68m (9'1" x 15'5")

butler sink, space for under counter fridge, space for under counter freezer, tiled splash backs, tiled flooring and uPVC side entrance door

## Dining Room

2.87m x 2.98m (9'5" x 9'10")

double glazed window to rear aspect, tiled flooring, radiator and uPVC French doors

## Landing

3.7m x 1.93m (12'1" x 6'4")

roof void access and storage cupboard

## Bedroom 1

3.59m x 3.22m (11'10" x 10'7")

double glazed window to side aspect, radiator, laminate flooring and fitted wardrobes

## Ensuite

1.35m x 2.87m (4'5" x 9'5")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, vinyl flooring, radiator and double glazed window to front aspect

## Bedroom 2

2.95m x 2.82m (9'8" x 9'4")

double glazed window to front aspect, radiator, laminate flooring and fitted wardrobe

## Bedroom 3

2.08m x 2.82m (6'10" x 9'4")

double glazed window to side aspect, radiator, laminate flooring and fitted wardrobe

## Bedroom 4

2.81m x 4.7m (9'2" x 15'5")

double glazed windows to side aspects, radiator and fitted storage

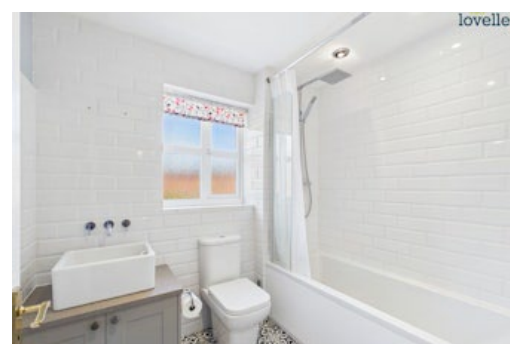
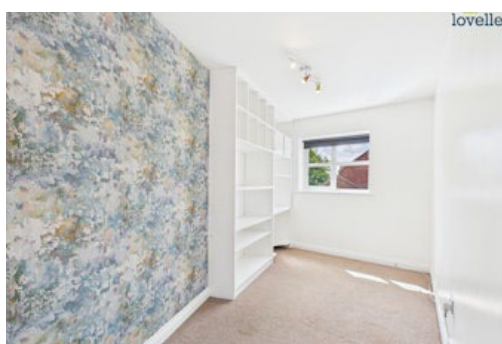
## Bathroom

1.93m x 2.35m (6'4" x 7'8")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, tiled splash backs, tiled flooring, heated towel rail and double glazed window to front aspect

## Gardens

occupying a good sized plot with gardens front and rear, being mostly laid to lawn, with paved patio area and planted shrubs







## Garage

5.14m x 2.7m (16'11" x 8'11")

up and over door, power and lighting

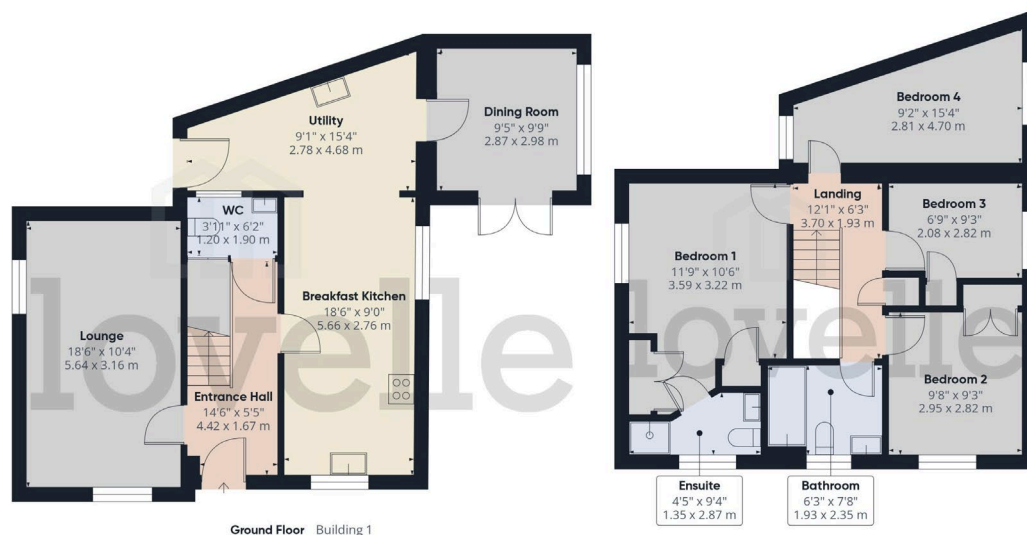
## Driveway

driveway to the front of the garage providing ample off road parking

## Agents Notes

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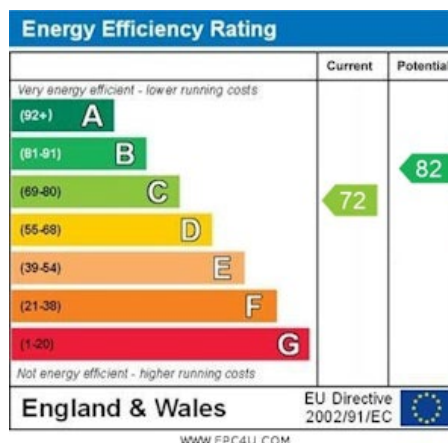
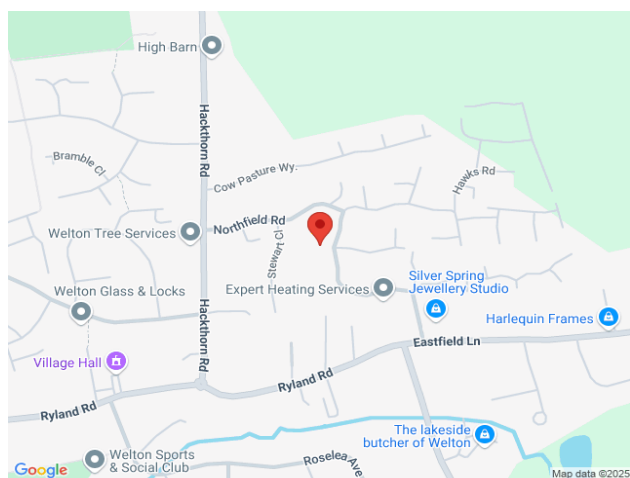


Approximate total area<sup>(1)</sup>  
1386 ft<sup>2</sup>  
128.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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