



- Refurbished Detached Bungalow
- Two Double Bedrooms
- Modern Shower Room
- Sold With No Onward Chain
- Immaculately Presented Throughout
- Contemporary Kitchen/Breakfast Room
- Cul-De-Sac Position
- Ample Driveway Parking

Ryland Gardens, Welton, LN2 3RX
£279,950





Starkey&Brown are delighted to offer for sale this beautifully refurbished and renovated two bedroom detached bungalow, ideally positioned within a quiet cul-de-sac on Ryland Gardens in the highly sought-after village of Welton. Having undergone an extensive programme of improvements by the current owners, this stylish home has been transformed into a sleek, modern and turnkey property, allowing the next owners to move straight in and enjoy. The property is also being sold with the added benefit of no onward chain. The accommodation briefly comprises a welcoming entrance hall leading into a bright and attractive front-facing lounge, featuring a bay window which is currently utilised as a charming reading area, creating a lovely space to relax. To the rear is an impressive modern kitchen, complete with a useful breakfast bar and a range of fully integrated appliances. The kitchen flows through to a separate rear laundry room, providing excellent additional practicality and benefiting from side access, together with a personal door leading directly into the garage. There are two generous double bedrooms, both benefiting from useful wardrobe storage, alongside a beautifully finished and modern shower room. The current owners have undertaken a comprehensive refurbishment programme, including a full rewire within the last two years, together with extensive cosmetic improvements throughout, resulting in a property that is presented in exceptional, move-in ready condition. Externally, to the front there is a driveway providing ample off-street parking, extending to the side of the property and providing access to the garage. To the rear is a private and enclosed garden, predominantly laid to lawn with a patio seating area, creating an attractive and manageable outdoor space. Ryland Gardens enjoys an excellent position within the popular village of Welton, offering a peaceful cul-de-sac setting while remaining close to a fantastic range of local amenities. The village provides well-regarded schools, a Co-op supermarket, independent shops, a doctor's surgery, pharmacy and regular bus services into Lincoln and surrounding areas. The property is also ideally placed for enjoying the surrounding countryside and village walks, while Lincoln city centre is within easy reach for a wider range of shopping, leisure and entertainment facilities. Council tax band: B. Freehold.



uPVC composite door from the side leading to:

Porch

Door leading into:

Entrance Hall

Laminate flooring, storage cupboard, loft access with ladder and some boarding. Access to:

Living Room

17' 2" x 12' 7" (5.23m x 3.83m)

Bay window to the front aspect, carpeted and with a radiator.

Kitchen/Breakfast Room

12' 7" x 12' 0" (3.83m x 3.65m)

A range of matching wall and base units with countertops, integrated appliances including a fridge-freezer, electric oven with 4-ring electric hob and an overhead extractor fan, ceramic sink with mixer tap, a dishwasher, a breakfast bar, LED lighting, ceiling-mounted lights, a uPVC double-glazed window to the rear, laminate flooring, pull-out bin storage, built-in ladder cupboard with shelving and a radiator. Access to:

Laundry Room

12' 5" max x 8' 1" (3.78m x 2.46m)

Space and plumbing for utility appliances, vinyl flooring, uPVC door to the rear, uPVC double-glazed window to the rear, and access into the garage.

Bedroom 1

12' 11" x 10' 5" (3.93m x 3.17m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and built-in wardrobe storage.

Bedroom 2

12' 0" x 10' 5" (3.65m x 3.17m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, and built-in wardrobes.

Shower Room

8' 5" x 6' 8" (2.56m x 2.03m)

Three-piece suite comprising WC, a wash hand basin with under storage, walk-in shower cubicle, two frosted double-glazed windows to the side aspect, vinyl flooring, part tiled walls, a radiator, an extractor fan and LED lighting.

Outside Front

Low-maintenance stone-laid frontage, concrete drive extending to the side of the property. Access to the garage.

Garage

16' 6" x 9' 2" (5.03m x 2.79m)

Having an up-and-over door, power, and electricity.

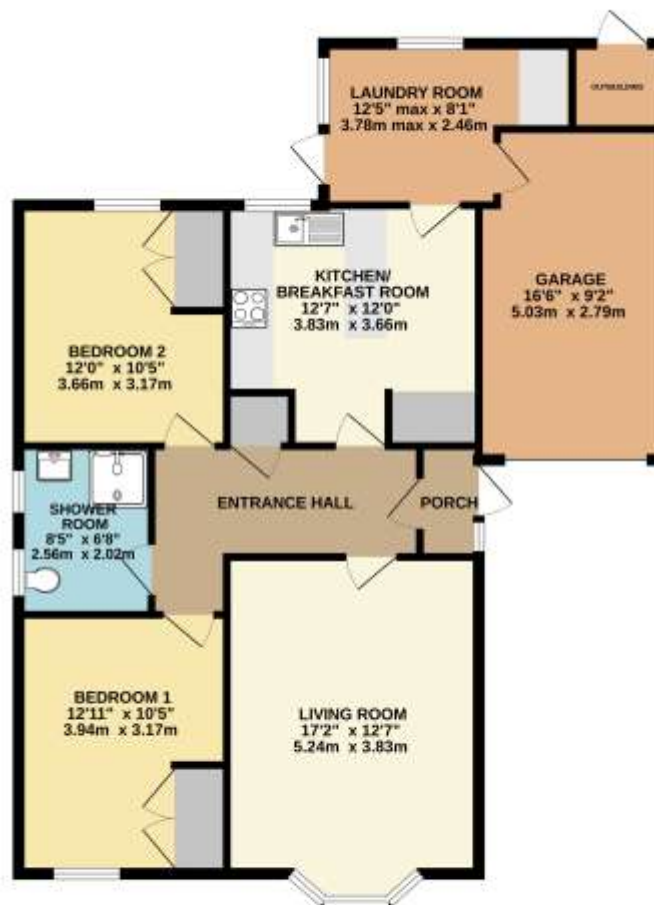
Outside Rear

Fully fenced surround, a lawned area, a patio seating area, an outbuilding, side access, and hot and cold outside taps.





GROUND FLOOR
1024 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, engineer and appliances shown have not been tested and no guarantee is given as to their availability or efficiency on the date of issue.

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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