



BY DESIGN

The Orchard

The Green, Welbourn, Lincoln, Lincolnshire, LN5 0NJ

An exclusive, stone-built executive four-bedroom detached bungalow occupying a private position

Located in an enviable and private position within the sought-after Lincolnshire Cliff village of Welbourn, this individually designed, stone-built executive four-bedroom detached bungalow occupies a secluded plot with private access, and prestigious 'A-rated' eco credentials including Solar PV panels with battery storage for smarter energy use and an air-source heat pump, a detached double garage, and private gardens, while showcasing an exceptional interior finished to the highest standards of quality. Grantham and Newark's high-speed rail network to London King's Cross (approximately 60 and 80 minutes) is conveniently situated a short distance away. The property is offered for sale with no onward chain.











Key features

Upon entering this superb bungalow, you are welcomed by a spacious hallway with access to both the living and bedroom areas. From here, doors lead to the well-appointed kitchen with a central island and views of the private gardens. The living room is located adjacent to the kitchen and features a roof lantern, with bi-folding doors that open to the private gardens, creating a central hub of the house. The accommodation is further enhanced by a utility room, a home office, a primary suite with French doors and an en suite shower room, three additional bedrooms, and a family bathroom.

The property occupies an idyllic, private position and is accessed via a spacious, private driveway. To the front, there is a lawned garden, while the rear boasts a sun terrace and further lawned gardens. Additionally, the property includes a spacious detached double garage with electric door and EV charger.

Welbourn is a small, attractive conservation village situated along the Lincoln Cliff escarpment, overlooking the Trent Valley. It offers superb walking and cycling routes through the surrounding picturesque countryside. The village benefits from a thriving community centre that serves as a hub for local activities, along with a village shop that includes a post office, and a welcoming pub. Just three miles away, the neighbouring village of Navenby provides further amenities including a Co-Op, a butcher, a bakery, an antiques centre, a florist, takeaways and two pubs.

A broader selection of shopping, leisure, and cultural facilities can be found in the nearby market towns of Newark and Grantham, each approximately twelve miles away. For those commuting, direct mainline train services to London are available from Grantham and Newark, with journey times to London Kings Cross of around 60 to 80 minutes.

Located around 12 miles to the north, the city of Lincoln radiates historical charm and vibrancy, characterised by its magnificent cathedral and castle towering high on the hill. The area is dotted with quaint shops, galleries, and museums, including the renowned Bailgate shopping district. Lincoln proudly hosts two universities and offers all the amenities one would expect from a major city. For access further afield and direct commuting to London, there are frequent fast trains from Lincoln to London Kings Cross (around 2 hours).

Welbourn supports both primary and secondary education within the village. Welbourn Church of England Primary School is located in the village centre, while the Sir William Robertson Academy lies just to the south along Cliff Road. Both schools are rated 'Good' by Ofsted. In addition, two nationally recognised grammar schools are within easy reach in Grantham: Kesteven and Grantham Girls' School and The King's School for boys. In Lincoln, approximately twelve miles away, families also have access to excellent independent schools including the Lincoln Minster Schools (Preparatory and Senior), as well as the Ofsted 'Good' Priory Academy LSST.

Services: Mains electricity, water, and drainage; air source heating (underfloor heating)

Local Authority: North Kesteven District Council

Tenure: Freehold | Council Tax Band: TBC | EPC Rating: A









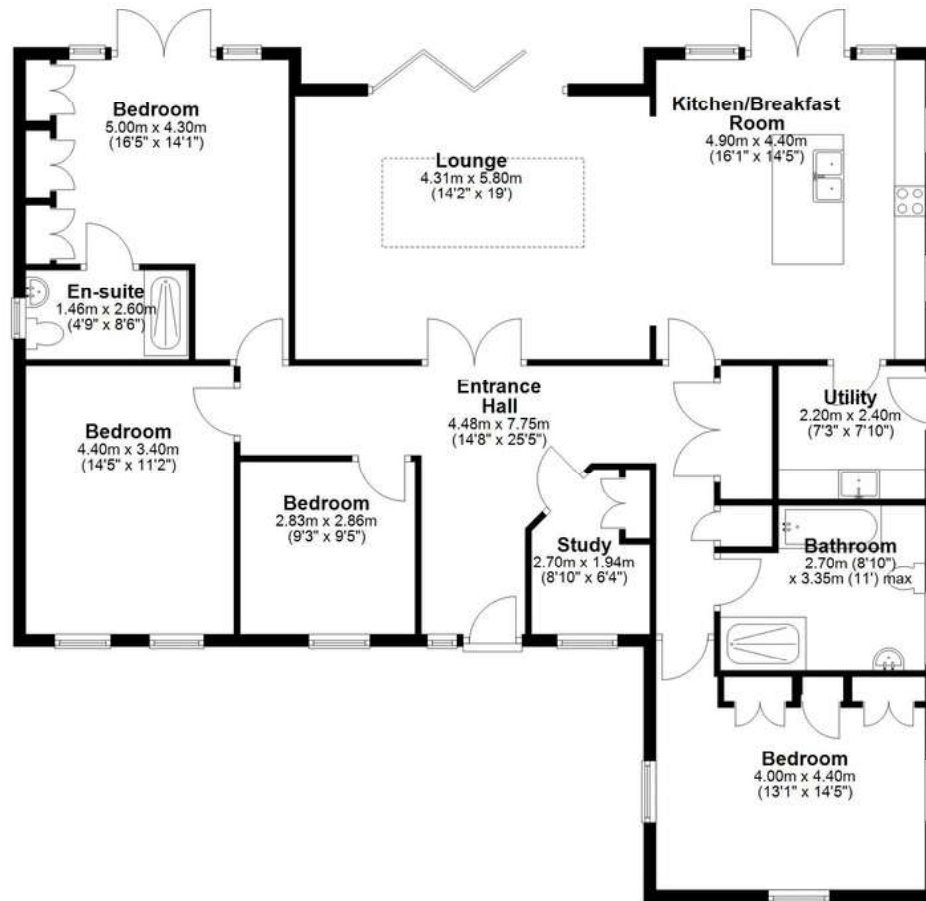
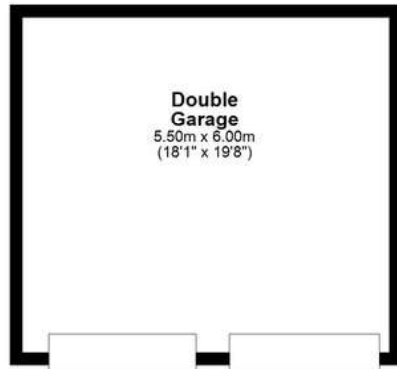








Ground Floor





BY DESIGN

Adam Lascelles

adam.lascelles@bydesignhomes.com

01522 412802 | 07897 340172

ByDesignHomes.com

National audience

local knowledge