



- Detached Bungalow
- 2 Double Bedrooms
- Separate Kitchen
- 17'3" Lounge Diner
- New Boiler January 2023 & New Conservatory Roof 2025
- Secure & Enclosed Rear Garden
- Corner Plot
- Popular Village Location & Amenities

Gorehall Drive, Welton, LN2 3BP  
£220,000





Nestled in the ever-popular village of Welton, this well-proportioned detached bungalow occupies a corner plot and offers comfortable, single-level living. The property features gas central heating (boiler installed in 2023), uPVC double glazing, and well-maintained accommodation throughout. Inside, a spacious entrance hallway with a useful cloak cupboard leads to a 17'3" lounge diner with sliding patio doors opening into a bright conservatory with a recently refitted roof in 2025. The kitchen measures 9'4" and provides practical space for everyday use, while two double bedrooms and a modern shower room complete the layout. Outside, the property enjoys a pleasant and established rear garden, a driveway, and a larger-than-average brick-built garage to the side. The sought-after village of Welton offers an excellent range of amenities including a well-regarded primary school and the renowned William Farr secondary school, a Co-op store, local pubs and eateries, a medical practice, and a regular bus service. The village also provides easy access to Lincoln and nearby transport links, making it a convenient and desirable place to live. Council Tax Band: B Tenure: Freehold.



### Entrance Hallway

Having part glazed front entrance door, large cloak cupboard, radiator and dado rail.

### Lounge Diner

17' 3" x 10' 8" min (5.25m x 3.25m)

Having coal effect gas fireplace with marble effect hearth and inset and wooden surround, radiator, downlights and sliding patio door leading into:

### Conservatory

7' 10" x 7' 8" (2.39m x 2.34m)

Having ceramic tiled floor, wall lights and sliding patio door overlooking the garden. Newly fitted conservatory roof in 2025.

### Kitchen

9' 4" x 7' 10" (2.84m x 2.39m)

Having a modern range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over, electric cooker point with cooker hood over, space for fridge, plumbing for washing machine and wall mounted Worcester Bosch combination condensing central heating boiler (installed 2023).

### Bedroom 1

13' 10" to back of wardrobes x 10' 0" (4.21m x 3.05m)

Having a range of fitted wardrobes and radiator.

### Bedroom 2

8' 10" x 8' 10" (2.69m x 2.69m)

Having radiator.

### Shower Room

Having 3 piece suite comprising corner shower cubicle with electric shower appliance, pedestal wash hand basin, low level WC, ceramic tiled floor, heated towel rail, part tiled walls, electric shaver point and extractor.

### Outside Front

To the front of the property there is a lawned garden with a number of plants and shrubs, outside lighting, driveway leading to side, garage and cold water tap. Gate at side leading to rear garden.

### Garage

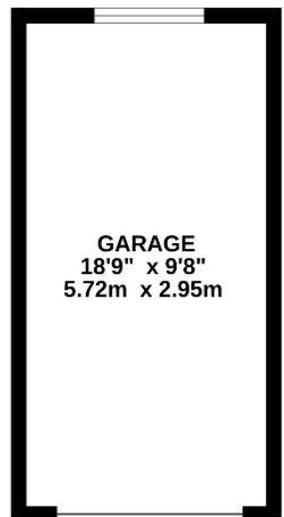
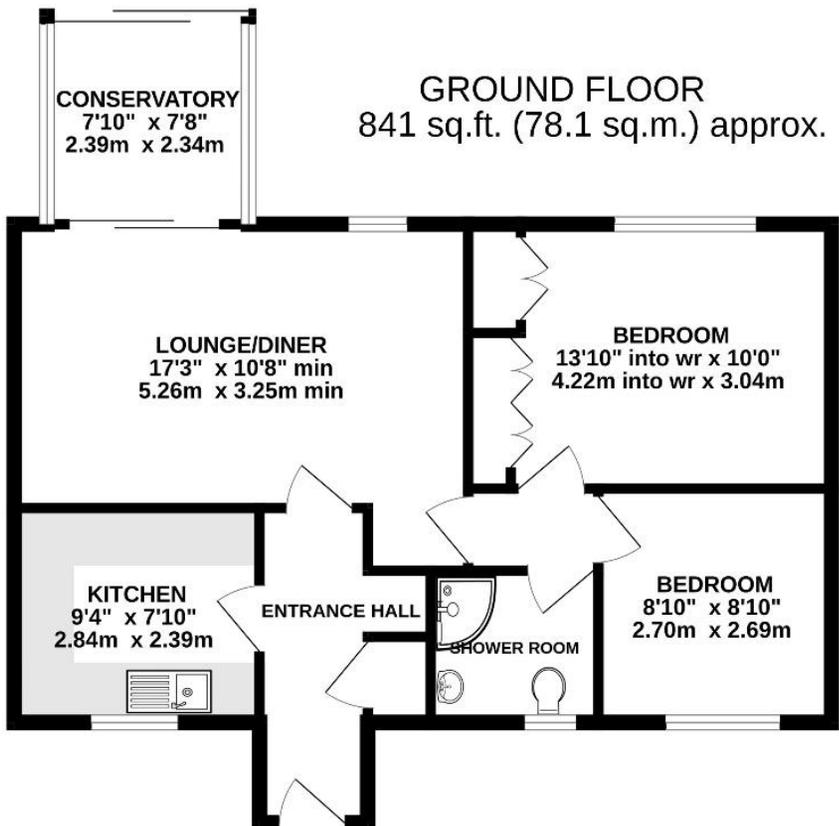
18' 9" x 9' 8" (5.71m x 2.94m)

Having up and over door, power and light.

### Outside Rear

To the rear of the property there is an enclosed and established garden offering an excellent degree of privacy and comprising lawn with paved patio area, a wide variety of flowers, plants, shrubs and trees, outside lighting. Gate leading to driveway and garage.





TOTAL FLOOR AREA : 841 sq.ft. (78.1 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.  
 Made with Metropix ©2023

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
 T: 01522 845845  
 E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)

