



The Stone House
63 Eastfield Lane, Welton

BROWN & CO



The Stone House, Eastfield Lane, Welton, Lincoln

Situated in the sought-after village of Welton, which offers a wide range of local amenities, The Stone House is a superbly appointed family home combining an abundance of character and period charm with modern fixtures and fittings. The property also benefits from a self-contained annexe and beautifully landscaped gardens to the front, side and rear elevations.

The principal accommodation briefly comprises an entrance hall, living room, dining room, study, conservatory, high-quality kitchen, utility, cloakroom, bathroom and a ground-floor bedroom with en-suite. To the first floor are two further double bedrooms, one of which also benefits from an en-suite.

The annexe provides a beautifully presented apartment-style space with living accommodation, kitchen and bathroom, complemented by a striking contemporary glass and stainless-steel balcony. Subject to the necessary consents, the annexe could lend itself to a variety of alternative uses, including a holiday cottage or home office.



ACCOMMODATION

Ground Floor

Entrance Porch

Entrance door, door opening into:

Hallway

Two double glazed windows to side, tiled floor with electric under floor heating, storage cupboard.

Kitchen

Double glazed windows and double glazed single door leading to garden. Bespoke kitchen with extensive range of wall and base units, pan drawers, worktops with sink inset, double oven, induction hob, breakfast bar, dishwasher, tiled floor, loft access.

Dining Room

Double glazed window to rear, log burning stove, feature stone wall, radiator and stairs rising to first floor.

Utility

Double glazed window to side and rear. Range of wall and base units with worktops, inset sink with mixer tap, radiator and loft access.

Living Room

Double glazed windows to front, fireplace with log burning stove, two radiators. Double glazed doors leading to:

Conservatory

Double glazed windows with glass roof and roof blinds, radiator and doors leading to patio area.

Study

Double glazed window to front and side, built in desk and storage units, radiator, loft access

Cloakroom

Ornate stained glass window to side, radiator. Leads to:

Bathroom

Obscure double glazed window to side, fully tiled with bath, WC, wash hand basin and heated towel rail.

Bedroom One

Double glazed window overlooking the garden, built-in wardrobes, radiator.

En-suite Shower Room

Double glazed window to side, fully tiled, walk-in shower, wash hand basin, WC, heated towel rail, tiled floor.

First Floor

Bedroom Two

Double glazed window to front, a range of built-in wardrobes and bedroom furniture, radiator.

En-Suite Shower Room

Part tiled with walk-in shower cubicle, wash hand basin, WC and heated towel rail. Airing cupboard housing hot water cylinder and further storage cupboard.

Bedroom Three

Double glazed window to rear, built-in wardrobe and radiator.

SELF-CONTAINED ANNEXE

Accessed via a stone staircase with composite balcony

Living Area

Entrance door, double glazed windows to side and rear, double glazed French doors leading to outside seating area with contemporary glass and stainless steel balcony overlooking the



garden, access to boarded loft, two radiators.

Kitchen

Double glazed windows to front and side, range of gloss white wall and base units with worktops, stainless steel sink and mixer tap, integrated fridge and freezer, built-in ceramic hob and oven, tiled flooring

Bathroom

Part tiled, bath with shower over and glazed shower screen, marble wash hand basin with cupboard under, WC and heated towel rail.

OUTSIDE

The property is approached via a large gravelled driveway providing parking for several vehicles and leading to an attached double garage with two separate doors, water, power, lighting and the central heating boiler. Above the garage is a beautifully presented self-contained annexe comprising a bedroom, living space, kitchen and bathroom, enhanced by a striking contemporary glass and stainless-steel balcony overlooking the gardens. The front, side and rear gardens are attractively landscaped with extensive lawns, mature apple trees, herbaceous borders, ornamental beds, a vegetable patch and brick pathways, together with a delightful patio area ideal for alfresco dining and summer barbecues.

SITUATION

Welton is a highly sought-after village located approximately six miles north of Lincoln.

The village is renowned for its excellent educational facilities,

including the well-regarded William Farr Secondary School and St Mary's Primary School. Local amenities are plentiful, with a Co-op food store, Post Office, newsagents, butcher, various takeaways, doctors' surgery, dentist, veterinary practice, coffee shops, and a sports & social club. Welton is also home to the thriving Black Bull public house.

Recreational opportunities are extensive, with a local golf course, numerous sports clubs, and a regular bus service providing convenient access into Lincoln.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX - Band E

SERVICES

We believe the property benefits from mains water, electric and gas central heating.

MOBILE & BROADBAND

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone. We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the

requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

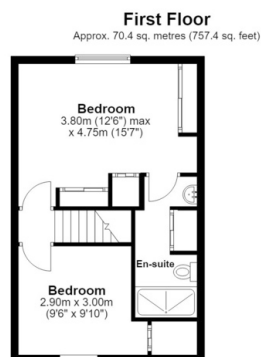
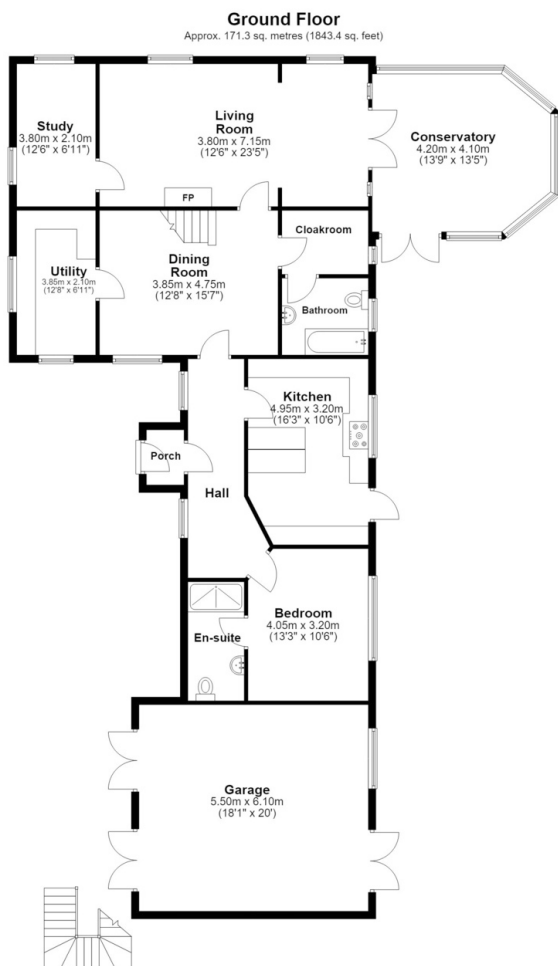
01522 504304

lincolnresidential@brown-co.com









Total area: approx. 241.6 sq. metres (2600.7 sq. feet)
Robin Mapleston (info@epcforproperty.net) | Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Energy performance certificate (EPC)			
63 Eastfield Lane Walsby LINCOLN LN2 3ND	Energy rating D	Valid until:	5 August 2036
		Certificate number:	7636-2228-9600-0465-5202

Property type	Detached house
Total floor area	183 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

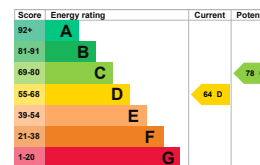
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



IMPORTANT NOTICES

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