



Brinkhall Way, Welton



£895 PCM

- ** Video Tour Available **
- Detached Bungalow
- Lounge & Dining Room
- Two Bedrooms
- Deposit: £1032
- Holding Deposit: £206
- Garden, Garage & Driveway
- EPC rating D



**** Virtual Viewing Available**** Detached Two Bedroom Bungalow in the ever-sought-after village of Welton. Briefly comprising Porch/Entrance Hall, Kitchen, Lounge, Two Bedrooms, and Dining Room/Study. Outside the property benefits from a Rear Garden, Detached Garage, and Driveway Parking. Gas central heating throughout. Available April 2026!

Entrance Hall

Door to side aspect, radiator and loft access.

Lounge

11'6" x 15'3" (3.5m x 4.6m)

Window to front aspect, radiator, and a wall mounted electric fire.

Kitchen

9'1" x 9'1" (2.8m x 2.8m)

Window to front aspect. Fitted with a range of wall and base units with work surface and drainer sink unit over. Space and plumbing for washing machine and dishwasher. Cooker with extractor over.

Dining Room

8'11" x 11'1" (2.7m x 3.4m)

Window and door to the rear garden and radiator.

Bedroom One

10'3" x 11'2" (3.1m x 3.4m)

Window to rear aspect, radiator, and fitted wardrobe storage.



Bedroom Two

7'1" x 7'10" (2.2m x 2.4m)

Window to side aspect, radiator, fitted wardrobe storage.

Bathroom

Window to side aspect. Fitted with a low level wc, wash basin and bath with shower appliance over. Tiled walls, wall mounted bathroom cabinet and chrome heated towel rail.

Outside

Enclosed Rear Garden, Detached Garage, and Driveway Parking

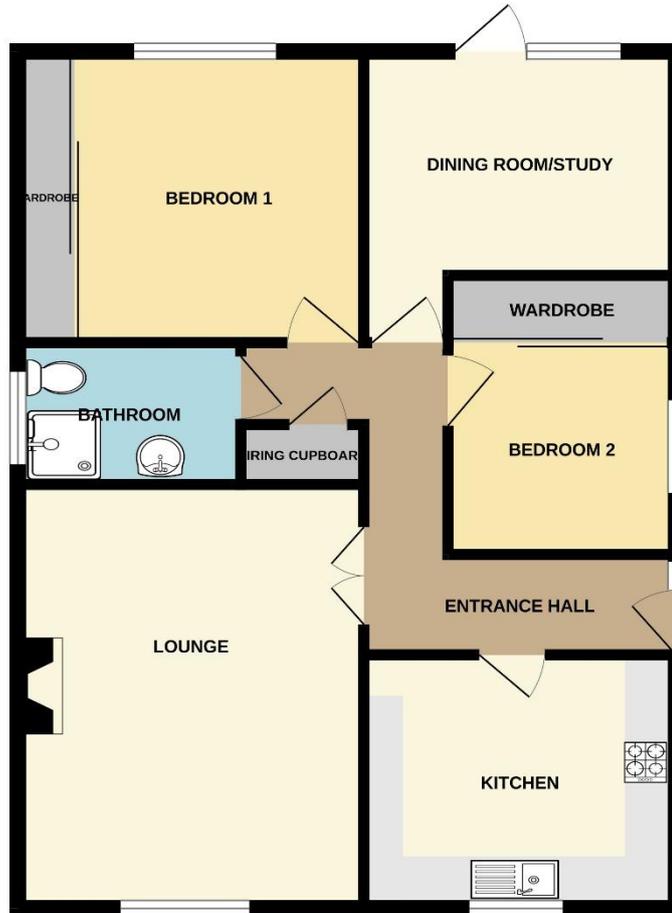
Agents Note

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Floorplan

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



BRINKHALL WAY, WELTON, LN2 3NS

TOTAL FLOOR AREA : 700 sq.ft. (65.0 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.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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