



47 Ryland Road
Welton, LN2 3LU



Book a Viewing!

£490,000

Situated on a generous plot in the heart of the highly sought after village of Welton, this deceptively spacious four bedroom detached dormer bungalow offers exceptionally versatile and well presented accommodation, ideal for a variety of buyers. The accommodation comprises an Entrance Hall, Cloakroom/WC, Lounge, Study, Family Room, Dining Room, Conservatory, a modern fitted Kitchen with complementary Utility Room, Shower Room, and two Ground Floor Bedrooms, including a superb Principal Bedroom with contemporary En-Suite Shower Room. To the First Floor, the Landing leads to two further double Bedrooms, one benefiting from its own En-Suite Bathroom. Outside, the property sits on a plot of approximately 0.31 acres and enjoys attractive lawned gardens to the front, together with a generous driveway providing ample off street parking and access to the Double Garage. The extensive rear gardens are a particular feature, beautifully maintained and predominantly laid to lawn.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Welton is a highly sought after village located approximately six miles north of Lincoln, offering an excellent balance of village charm and modern convenience. Renowned for its strong community spirit, attractive surroundings and excellent local amenities, the village provides a range of shops including a Co-op, cafés, public houses, a health centre and sports facilities. The village is particularly popular with families due to its highly regarded schools, including William Farr School, while regular transport links provide easy access to Lincoln and surrounding areas. Surrounded by beautiful countryside, Welton remains one of the most desirable residential locations in the Lincoln area, combining a peaceful village lifestyle with everyday convenience.



ACCOMMODATION

HALL

A welcoming entrance hall with wood flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin, storage cupboard, chrome towel radiator, tiled flooring and spotlights.

LOUNGE

12' 0" x 10' 5" (3.66m x 3.20m) With double glazed bay window to the front aspect, electric fire set within a decorative fireplace, wood flooring and radiator.

STUDY

11' 11" x 11' 10" (3.64m x 3.62m) With double glazed bay window to the front aspect and radiator.

FAMILY ROOM

15' 0" x 11' 11" (4.58m x 3.65m) With double glazed window to the rear aspect, electric stove set within a brick fireplace and radiator.

DINING ROOM

23' 3" x 7' 10" (7.10m x 2.39m) With double glazed windows to the front and side aspects, staircase to the first floor and radiator.

CONSERVATORY

13' 2" x 7' 10" (4.02m x 2.39m) With double glazed French doors to the rear garden, tiled flooring and tall radiator.

KITCHEN

12' 4" x 7' 11" (3.78m x 2.43m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, eye level electric ovens, gas hob with extractor fan over, space for dishwasher, tiled flooring and splashbacks and double glazed window to the side aspect.

UTILITY ROOM

13' 6" x 4' 11" (4.13m x 1.52m) Fitted with a complimenting range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine, tumble dryer and fridge freezer, tiled flooring and splashbacks, wall mounted gas fired central heating boiler, radiator, double glazed window to the side aspect and door to the garden.

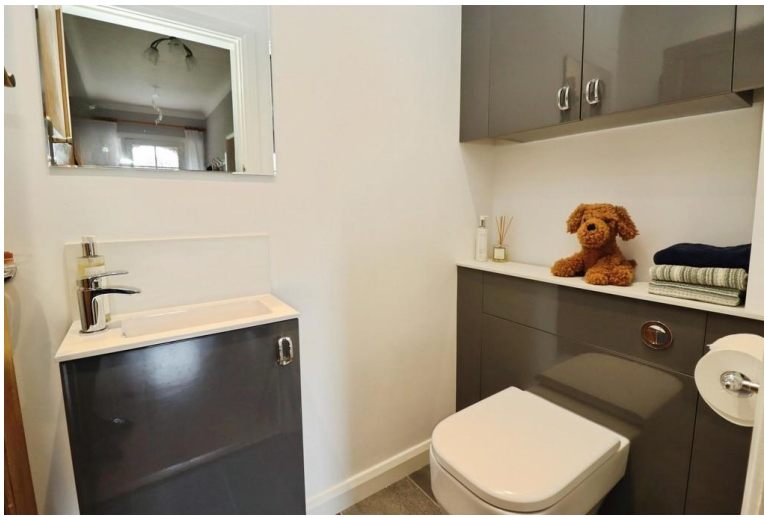
SHOWER ROOM

Fitted with a two piece suite comprising of shower cubicle, close coupled WC, storage cupboard, chrome towel radiator, tiled walls and flooring, spotlights and double glazed window to the side aspect.

BEDROOM 1

11' 3" x 10' 0" (3.43m x 3.06m) With fitted wardrobes, bedside tables, over bed storage, double glazed window to the rear aspect and radiator.





EN-SUITE SHOWER ROOM

7' 1" x 5' 8" (2.17m x 1.74m) Fitted with a three piece suite comprising of walk in shower cubicle, close coupled WC and wash hand basin, dual heat towel radiator, tiled walls and heated flooring, spotlights and double glazed window to the rear aspect.

BEDROOM 2

23' 3" x 7' 8" (7.10m x 2.36m) With fitted wardrobes, double glazed windows to the front, side and rear aspects and radiator.

FIRST FLOOR LANDING

With access to eaves storage space.

BEDROOM 3

16' 5" x 10' 8" (5.02m x 3.27m) With fitted wardrobes, double glazed window to the rear aspect and radiator.



EN-SUITE BATHROOM

9' 7" x 6' 7" (2.94m x 2.02m) Fitted with a three piece suite comprising of jacuzzi bath, close coupled WC and pedestal wash hand basin, chrome towel radiator, part tiled walls, tiled flooring and Velux window.

BEDROOM 4

22' 6" x 16' 11" (6.87m x 5.17m) With fitted wardrobes, double glazed windows to the front and side aspect and two radiators.

OUTSIDE

The property occupies an impressive non estate plot of approximately 0.31 acres (STS), offering beautifully maintained gardens and generous outdoor space. To the front, a lawned garden is complemented by well stocked flower beds, while a substantial driveway provides ample off-road parking and access to the double garage. The extensive rear gardens are predominantly laid to immaculately manicured lawns and feature a workshop, garden shed, summer house and greenhouse. Mature shrubs, colourful flower borders, patio seating areas, fruit trees and productive vegetable patches combine to create a delightful and well established outdoor environment, ideal for both relaxation and keen gardeners alike.



DOUBLE GARAGE

22' 11" x 17' 8" (6.99m x 5.41m) With electric up-and-over door to the front, personnel door to the side, window to the rear and side aspect, light and power. Within the garage is a store room with windows to the rear, light and power.



WORKSHOP

15' 1" x 8' 7" (4.62m x 2.64m) With window facing garage, light and power.



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CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

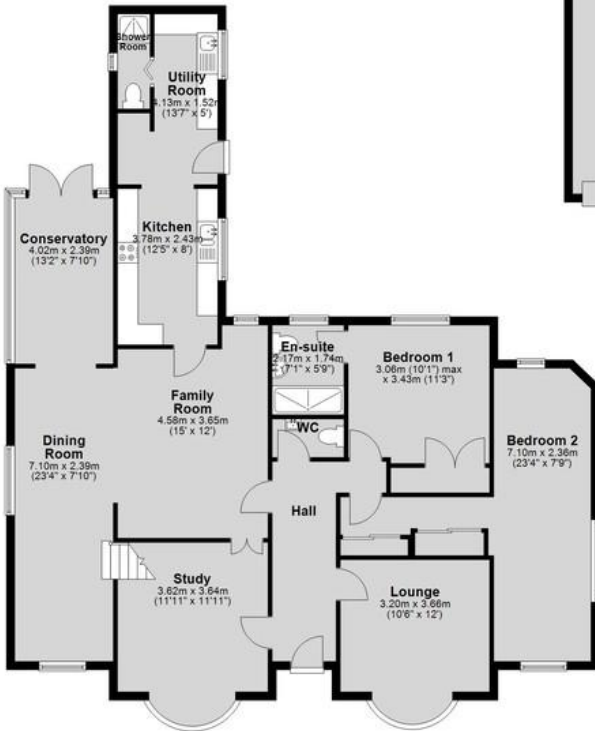
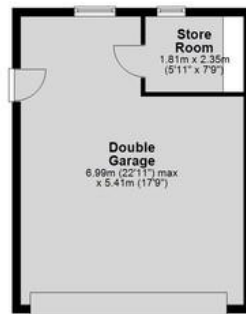
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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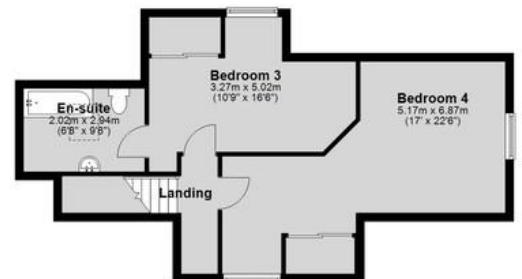
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Ground Floor
Approx. 143.1 sq. metres (1540.2 sq. feet)
(including Double Garage, Store Room, Workshop)



First Floor
Approx. 49.7 sq. metres (534.8 sq. feet)



Total area: approx. 192.8 sq. metres (2075.0 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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