



James Court, Welton



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**£215,000**

- Three Bedroom Detached House
- Two Reception Rooms
- Popular Village Location
- Garage & Parking
- Front and Rear Gardens
- GCH & uPVC Double Glazing
- Freehold
- EPC rating D



**THREE BEDROOM** Detached house located in the sought after village of Welton. Perfectly positioned within walking distance of St Marys Primary School, William Farr Secondary School, Doctors, Library, Coop and Takeaways.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room and Kitchen to the ground floor. To the first floor there are Three Double Bedrooms and Family Bathroom. Externally to the front of the property there is a lawned garden. To the rear of the property there is an enclosed lawned garden with patio area. The property further benefits from a single garage, off road parking and NO ONWARD CHAIN.

### Entrance Hall

14'0" x 5'11" (4.3m x 1.8m)

Door to the front aspect, built in storage cupboard, radiator and stairs rising to the first floor.

### Living Room

14'1" x 11'8" (4.3m x 3.6m)

With a bay window to the front aspect, fireplace, opening leading to the dining room and radiator.

### Dining Room

10'7" x 9'5" (3.2m x 2.9m)

With sliding patio doors to the rear of the property and radiator.



## Kitchen

10'6" x 8'2" (3.2m x 2.5m)

With a window to the rear aspect. Fitted with a range of eye and base level units with worktops, integrated oven and hob with extractor over and sink with drainer unit and door to the side aspect.

## Landing

8'2" x 7'10" (2.5m x 2.4m)

With a window to the side aspect, stairs to the ground floor and access to the loft.

## Bedroom One

11'7" x 10'10" (3.5m x 3.3m)

With a window to the front aspect of the property, built in wardrobe and radiator.

## Bedroom Two

12'0" x 8'6" (3.7m x 2.6m)

With a window to the rear aspect, built in wardrobe and radiator.

## Bedroom Three

9'2" x 8'6" (2.8m x 2.6m)

With a window to the front aspect and radiator.

## Bathroom

5'6" x 5'0" (1.7m x 1.5m)

With a window to the rear aspect, low level WC, wash hand basin and panelled bath with electric shower.

## WC

5'7" x 2'9" (1.7m x 0.8m)

With a window to the side aspect of the property.

## Outside

To the front of the property is a lawned garden and a path leading to the entrance door.

To the rear of the property is an enclosed garden with lawn and patio.



### Agents Note

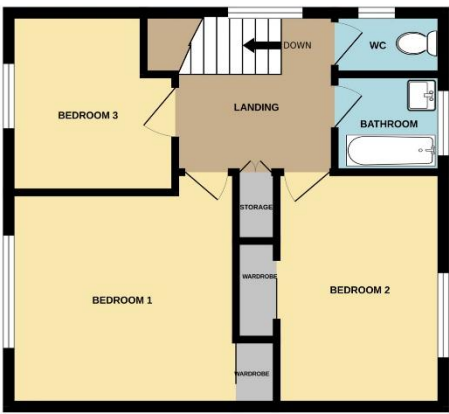
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# Floorplan

GROUND FLOOR  
454 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



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TOTAL FLOOR AREA : 898 sq.ft. (83.4 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             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |