



34 Ryland Road  
Welton, Lincoln

**BROWN & CO**



## 34 Ryland Road, Welton, Lincoln, LN2 3LU

A rarely available and substantial detached family home, positioned on a generous non-estate plot close to the heart of the highly sought-after village of Welton.

The well-proportioned accommodation extends to the ground floor and briefly comprises an inviting entrance hall, living room, dining room, and a separate family room, alongside a breakfast kitchen, conservatory, utility room and shower room. To the first floor, the property offers a spacious principal bedroom with en-suite, three further double bedrooms, and a family bathroom.

Externally, the property continues to impress with a generous frontage providing a substantial driveway, detached double garage, and an attractively presented gravelled garden with decorative planting.

To the rear, the large landscaped garden is a standout feature, predominantly laid to lawn and complemented by a patio area, additional seating spaces, and an array of mature shrubs and well-established planting, creating an ideal setting for both relaxation and entertaining.



### DESCRIPTION

#### Ground Floor

##### Entrance Hall

Front entrance door, stairs rising to first floor, under stairs storage cupboard.

##### Family Room

Double glazed windows to front and side, access to large storage cupboard and utility, electric radiator.

##### Shower Room

Shower cubicle, vanity wash basin, WC.

##### Dining Room

Double glazed window to front.

##### Living Room

Double glazed windows to rear, fireplace, double doors leading to conservatory.

#### Kitchen / Breakfast Room

Double glazed window to side, stainless steel drainer sink, preparation work tops, storage units, breakfast bar, spaces for range cooker, fridge freezer and dishwasher, electric radiator, access to utility and conservatory.

#### Conservatory

Accessed from both the kitchen and living room, double doors opening to rear garden, tiled flooring.

#### Utility

Side entrance door, stainless steel drainer sink, preparation worktops, base and eye level storage units, space for appliances.

#### First Floor

##### Landing

Airing cupboard, loft access.

##### Bedroom One

Double glazed window to rear,

##### En Suite

WC, wash basin, shower cubicle.

##### Bedroom Two

Double glazed window to front, storage cupboard

##### Bedroom Three

Double glazed window to front

##### Bedroom Four

Double glazed window to rear, storage cupboard,

##### Bathroom

Double glazed window to rear, WC, wash basin, bath, shower cubicle.

##### Outside

To the front, gated access opens onto a generous block-paved driveway providing ample parking and leading to a detached double garage. The frontage is attractively landscaped with a gravelled garden, complemented by decorative shrubs and established hedging. Gated side access leads through to the rear garden.



The rear garden is a particular feature of the property, having been beautifully landscaped and offering a substantial outdoor space. Predominantly laid to lawn, it is complemented by a large patio area ideal for entertaining, alongside a variety of mature shrubs and well-stocked planting. Additional features include a pergola, greenhouse, and further gravelled and paved seating areas, creating a number of inviting spots to enjoy the surroundings.

#### 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

#### MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

#### BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 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

**Energy performance certificate (EPC)**

34 Rylands Road Welton LINCOLN LN2 3LU	Energy rating <b>E</b>	Valid until: 16 June 2038  Certificate number: 6739-3063-3206-4716-6200
Property type	Detached house	
Total floor area	185 square metres	

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**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>).

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**Energy rating and score**

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	64 D
21-38	F		
1-20	G		

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

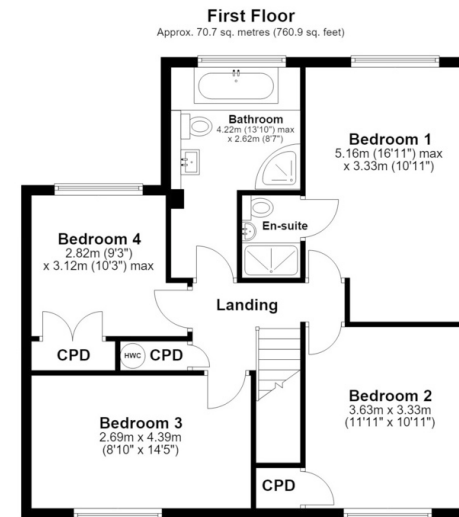
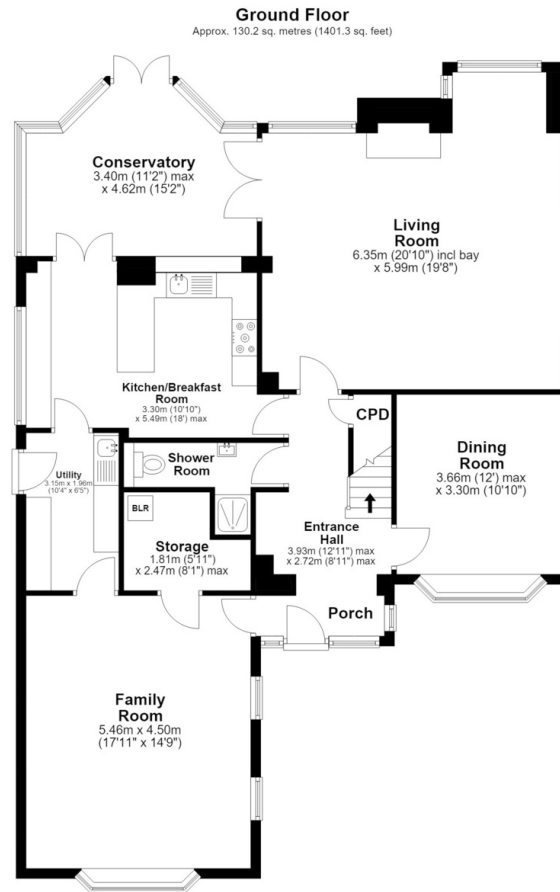
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60









Total area: approx. 200.9 sq. metres (2162.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.  
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34 Ryland Road, Welton

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**Brown&Co**  
5 Oakwood Road | Lincoln | LN6 3LH  
T 01522 504 304  
E lincolnresidential@brown-co.com

**BROWN & CO**  
Property and Business Consultants