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Gardenfold Occupation Lane, Lincoln



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Offers over £425,000



A beautifully presented 3-bedroom detached bungalow privately situated on Occupation Lane in the sought-after village of Welton. Featuring spacious open-plan living/kitchen/diner, 3 double bedrooms, en-suite, family bathroom, gated driveway, detached garage and attractive low-maintenance gardens. Immaculately presented throughout and ready to move straight into.

Key Features

- Immaculately presented detached bungalow
- Highly private and peaceful position
- Sought-after village location of Welton
- Approximately 1,233 sq ft of accommodation
- Spacious open-plan living/kitchen/dining area
- Three generous double bedrooms
- Principle bedroom with en-suite & walk in wardrobe
- Modern family bathroom
- Gated driveway & detached garage
- Beautifully landscaped, low-maintenance rear garden



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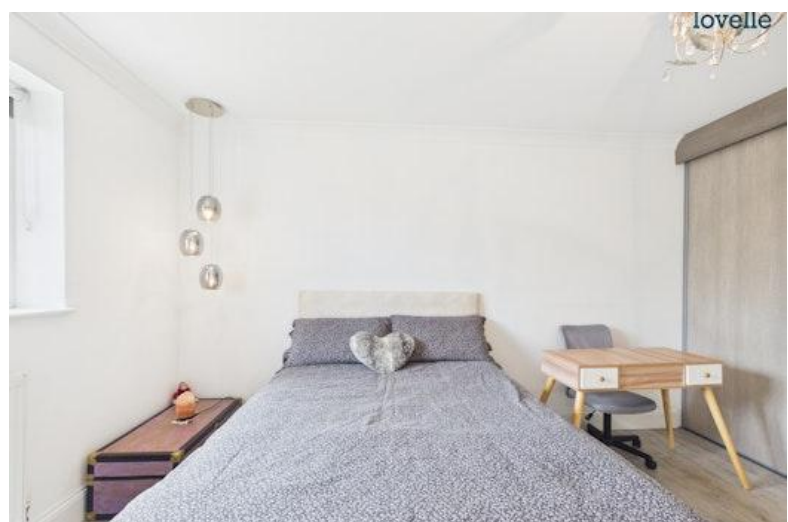
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A beautifully presented three-bedroom detached bungalow, privately positioned along Occupation Lane in the highly regarded village of Welton. Situated on a quiet no-through road, this exceptional home combines a peaceful and private setting with spacious accommodation, immaculate interiors and beautifully landscaped, low-maintenance gardens.

From the moment you approach the property, it is clear that this is something a little different. Set behind a gated entrance, the property enjoys an enviably private position, with an attractive frontage, generous driveway and detached garage creating an impressive first impression.

Internally, the property continues to impress, a particularly welcoming entrance hall provides access to the principal rooms, while the heart of the home is undoubtedly the impressive open-plan living and kitchen/dining space. This beautifully proportioned area provides an excellent environment for both everyday living and entertaining, with the living room offering ample space for a range of furniture and the adjoining kitchen/dining area creating a natural hub for the home.

The accommodation is completed by three excellent-sized double bedrooms. The principal bedroom is a particularly impressive space, benefiting from both a walk-in wardrobe and en-suite facilities, creating a fantastic private suite. The two further bedrooms are also generously proportioned, offering excellent flexibility for family, guests or those requiring additional space to work from home.

Outside, the rear garden has been designed with ease of maintenance and entertaining in mind. A generous paved seating area provides the perfect spot for outdoor dining and relaxing, while established planting, gravelled areas and mature greenery create a private and attractive setting. The garden has a wonderfully secluded feel and is particularly impressive in its ability to provide a number of different spaces to sit and enjoy. To the front, a gated driveway provides excellent off-road parking and leads to the detached garage, while the attractive landscaped frontage adds considerably to the property's kerb appeal.

Properties of this nature and in this setting are rarely available, particularly those offering such a high standard of presentation. Combining the privacy and tranquillity of its position with the convenience of village living, this is a true gem in the heart of Welton and a property that deserves to be viewed to be fully appreciated.

Entrance Hall

4.59m x 2.71m (15'1" x 8'11")

A spacious and welcoming entrance hall providing access to the principal accommodation and creating an immediate sense of space.

Open plan living room / kitchen diner

7.33m x 5.77m (24'0" x 18'11")

A superb open-plan living and dining space forming the main hub of the home. The generous living room offers plenty of space for comfortable seating, while the adjoining kitchen/dining area provides an excellent setting for family meals and entertaining. A bright, versatile and sociable space with attractive views towards the gardens.

Bedroom One

4.25m x 4m (13'11" x 13'1")

A generous double bedroom offering plenty of space for a range of bedroom furniture, with the added benefit of en-suite facilities.

En-suite

1.41m x 2.92m (4'7" x 9'7")

A modern en-suite shower room serving the principal bedroom.

Bedroom Two

4.48m x 3.05m (14'8" x 10'0")

A further excellent-sized double bedroom with plenty of space for wardrobes and additional furniture.

Bedroom Three

3.42m x 3.5m (11'2" x 11'6")

Another well-proportioned double bedroom, ideal for family use, guests or as a home office/study if required.

Family Bathroom

2.39m x 3.09m (7'10" x 10'1")

A well-appointed family bathroom providing a modern suite and serving the additional bedrooms.

Outside

The property is approached via a gated entrance leading to a generous, gravelled driveway, providing ample off-road parking and access to the detached garage. The attractive landscaped frontage combines areas of lawn, gravel and established planting.

To the rear is a particularly appealing private and low-maintenance garden, with extensive paved seating areas providing plenty of space for outdoor dining and entertaining. A raised decked seating area creates an additional outdoor zone, while mature planting, shrubs and established trees provide an attractive backdrop and a good degree of privacy.

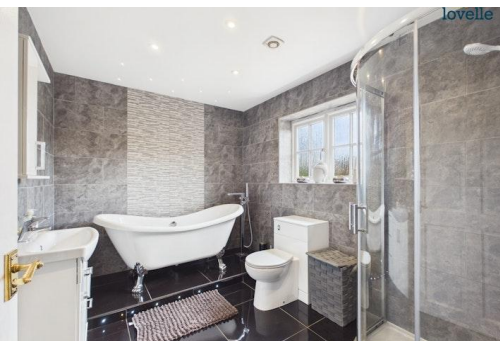
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Bathroom
4'7" x 9'6"
1.41 x 2.92 m

Bedroom
13'11" x 13'1"
4.25 x 4.00 m

Bedroom
14'8" x 10'0"
4.48 x 3.05 m

Hallway
3'10" x 16'1"
1.18 x 4.91 m

Hallway
15'0" x 8'10"
4.59 x 2.71 m

Bathroom
7'10" x 10'1"
2.39 x 3.09 m

Bedroom
11'2" x 11'5"
3.42 x 3.50 m

Living Room
24'0" x 18'11"
7.33 x 5.77 m



Approximate total area⁽¹⁾
1233 ft²
114.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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