







Harvey Park, Welton, Lincoln

Asking Price £300,000

MARTIN&CO







Harvey Park, Welton, Lincoln

House - Semi-Detached

3 Bedrooms, 2 Bathroom

Asking Price £300,000

- 3 Double Bedrooms
- Driveway Parking
- Family Bathroom and Ensuite
- Converted Garage
- Low Maintenance Gardens
- EPC - B
- Tenure - Freehold
- Council Tax Band - B

Situated within the highly sought after Beal Homes development in the popular village of Welton, this well presented three bedroom semi detached property offers modern living in a desirable residential location.

The home briefly comprises a welcoming entrance hall, a spacious lounge, and a contemporary kitchen/dining area with access to the rear garden ideal for both everyday living and entertaining. To the first floor are three well proportioned bedrooms and a family bathroom, providing comfortable accommodation for a range of buyers.

Externally, the property benefits from a private rear garden, a driveway providing off-street parking for multiple vehicles, and a garage. The front of the property is designed for low maintenance.

Welton is a well regarded village offering excellent local amenities, schooling, and transport links, making it an ideal choice for families and commuters alike.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

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Entrance Hall
4'11" x 6'0"
Composite front door, laminate flooring, pendant light, security system controls, consumer unit, stairs leading to first floor.

Living Room
12'3" x 14'10"
Carpet flooring, UPVC double glazed window to front, radiator.

Kitchen
16'0" x 9'8"
Laminate flooring, integrated appliances, bifold doors to garden, composite sink with chrome mixer tap, UPVC double glazed window, electric hob and cooker with extractor fan. Spotlights, laminate marble effect worktops, base and eye level units.









Dining Room
9'8" x 11'10"
Laminate flooring, radiator, UPVC double glazed window to rear, pendant light.

Cloakroom
3'6" x 4'4"
Tiled floor, spotlight, ladder-style radiator, wall mounted porcelain sink, WC, extractor fan, security system controls.

Garage
9'10" x 7'1"
Pendant light, power supply, electric door.

Stairs & Landing
6'6" x 11'2"
Carpet, pendant light, storage cupboard, radiator.

Bedroom
10'2" x 12'9"
Carpet flooring, pendant light, UPVC window to front, radiator, thermostat control.

Ensuite
4'11" x 7'1"
Tiled floor, walk in mixer shower with rainfall head and attachment, glass screen, wall mounted porcelain sink, WC, ladder style radiator, mirror.

Bedroom
8'4" x 9'10"
Carpet flooring, built in wardrobes, UPVC window to rear, radiator, pendant light.

Bedroom
9'7" x 13'5"
Laminate flooring, UPVC window to front, built in wardrobes, two radiators, pendant light.

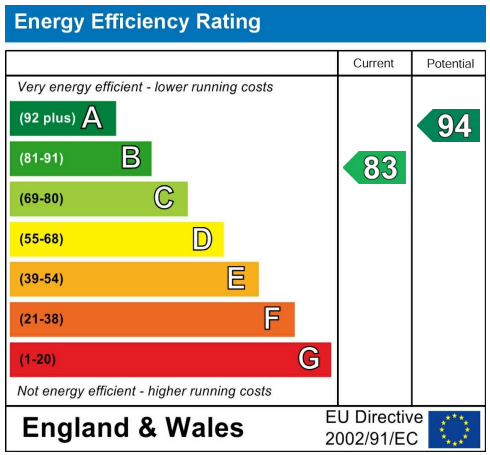
Bathroom
6'8" x 6'2"
Tiled floor, ladder style radiator, bath with mixer shower over and glass screen, wall mounted porcelain sink, shaving mirror, UPVC privacy window.

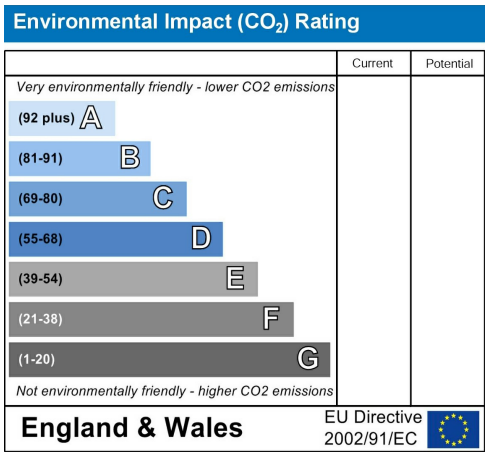
Outside
Rear enclosed garden with lawn and patio areas.
Shared private road leading to parking for more than one vehicle to the front of the property.
Low-maintenance front areas.

AGENT NOTE
In accordance with section 21 of the Estate Agents Act 1979 we disclose that the vendor is an employee of Martin & Co.

Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.









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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman