





- Detached Family Home
- Popular Village Location
- Four Bedrooms, Master En-Suite
- Spacious Living Accommodation
- Driveway For Four Cars
- Double Garage & EV Charge Point
- Fully Enclosed Rear Garden
- Call Today To View!

Kings Way, Welton, LN2 3FQ
Offers Over £365,000

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YOUR LOCAL PROPERTY PEOPLE



Starkey&Brown are pleased to offer for sale this spacious detached family home, pleasantly situated within the ever popular village of Welton. Well-proportioned accommodation briefly comprises a welcoming entrance hallway, ground floor WC, impressive 20'7 lounge with bay window and patio doors opening onto the rear garden, separate dining/family room, 17'3 kitchen diner and utility room with a large storage cupboard. To the first floor there are four well-proportioned bedrooms, an en suite to the master bedroom and a family bathroom. Outside, the property benefits from a generous driveway providing parking for up to four vehicles, an EV charging point, a double garage, and a fully enclosed rear garden offering an excellent degree of privacy. Call today to arrange a viewing. Council tax band: D. Freehold.







Entrance Hallway
Having a part-glazed front entrance door, laminate wood effect flooring, a radiator, dado rail, coved ceiling, and stairs rising to the first floor.

Ground Floor WC
Having low-level WC, wash hand basin with tiled splashbacks, wood-effect vinyl flooring, a radiator, coved ceiling and extractor.

Lounge
20' 7" into bay x 11' 7" (6.27m x 3.53m)
Having a coal-effect gas fireplace with hearth and surround, walk-in bay window to the front aspect, two radiators, dado rail, coved ceiling, wall lights and sliding patio door leading into the rear garden.

Dining/Family Room
10' 8" into bay x 11' 8" min (3.25m x 3.55m)
Having a walk-in bay window to the front aspect, a radiator, dado rail, and coved ceiling.

Kitchen Diner
17' 3" max x 9' 7" (5.25m x 2.92m)
Having a range of matching wall and base units, glass display cabinets, corner display shelving, one-and-a-half-bowl single-drainer stainless steel sink unit with mixer taps over and tiled splashbacks, built-in oven, hob and cooker hood, plumbing for dishwasher, space for a full-height fridge freezer, ceramic tiled floor, a radiator, coved ceiling, downlights and understairs storage cupboard.

Utility
6' 6" x 5' 4" (1.98m x 1.62m)
Having a single-drainer stainless steel sink unit with tiled splashbacks and base unit beneath, plumbing for washing machine, space for an additional appliance, ceramic tiled floor, a radiator, large storage cupboard /pantry and Worcester Bosch central heating boiler.

First Floor Landing
Having an airing cupboard housing a hot water cylinder, dado rail, coved ceiling, and access to the loft.

Master Bedroom
11' 7" x 11' 0" to front of wardrobes (3.53m x 3.35m)
Having built-in wardrobes, a radiator, and a coved ceiling.

En-Suite
Having a three-piece suite comprising a tiled shower cubicle with mains-fed shower, pedestal wash hand basin, low-level WC, ceramic tiled floor, a radiator, part tiled walls, electric shaver point, coved ceiling and extractor.

Bedroom 2
12' 1" x 9' 10" (3.68m x 2.99m)
Having a built-in wardrobe, a radiator, and a coved ceiling.

Bedroom 3
9' 3" x 8' 7" (2.82m x 2.61m)
Having a radiator and a coved ceiling.

Bedroom 4
10' 6" max x 7' 6" min (3.20m x 2.28m)
Having a radiator and a coved ceiling.

Bathroom
Having a three-piece suite comprising a panelled bath with a handheld shower attachment over, a pedestal wash hand basin, a low-level WC, ceramic tiled floor, a radiator, part tiled walls, a coved ceiling and extractor.

Outside Front
To the front of the property, there is a lawned garden area with a variety of plants and shrubs, outside lighting, storm porch leading to the front entrance door, double-width tarmac driveway with space for four vehicles extending to the side and garage, EV charge point, secure gate at the side leading to the rear garden.

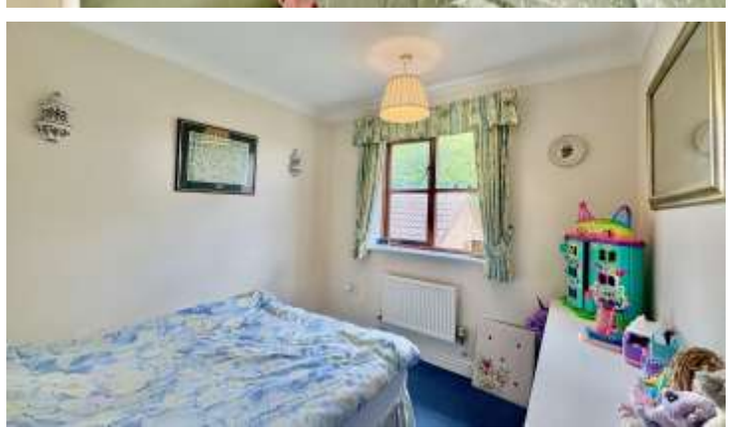
Double Garage
17' 2" x 16' 4" (5.23m x 4.97m)
Having twin up and over doors, power and light, pitched roof providing storage space.

Outside Rear
To the rear of the property is a fully enclosed lawned garden offering an excellent degree of privacy, being mainly laid to lawn with a wide variety of flowers, plants, shrubs, and trees, a patio area, outside lighting, a cold water tap, and a gate leading to the driveway.















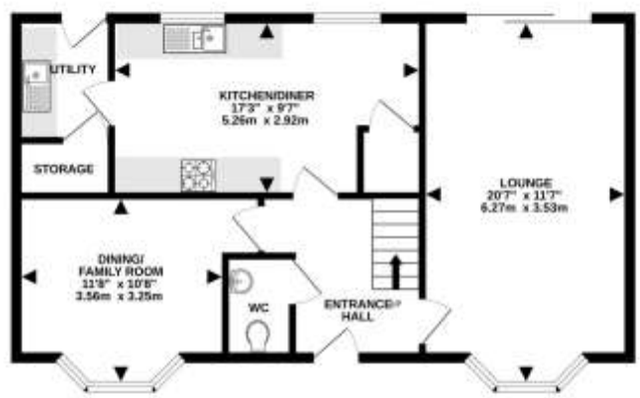






DOUBLE GARAGE
288 sq.ft. (26.8 sq.m.) approx.

GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1602 sq.ft. (148.9 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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