



Heath Close, Welton



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**£235,000**

- No Onward Chain
- Three Bedroom Detached House
- Walking distance to village amenities
- Dining Kitchen
- Lounge & Dining Room
- Garage, Gardens & Driveway
- Freehold, Requires Updating
- EPC Rating D



DETACHED Three Bedroom House with Integral Garage situated in a cul de sac position within walking distance of the heart of Welton village which boasts a variety of amenities to include schools, shops, pub, doctors and golf course. The property requires updating and offers good potential. The accommodation comprises Entrance Porch, Living Room with opening to Dining Room, Dining Kitchen, Landing, Three Bedrooms and Bathroom. Outside a driveway leading to the integral garage, carport and gardens to the front and rear. NO ONWARD CHAIN.

### Entrance Porch

Door to front aspect.

### Lounge

17'4" x 12'4" (5.3m x 3.8m)

Window to front aspect, radiator, coving to ceiling and electric fire within decorative surround.

### Dining Room

15'0" x 9'6" (4.6m x 2.9m)

Patio doors to rear aspect, radiator and coving to ceiling.





## Dining Kitchen

15'0" x 10'5" (4.6m x 3.2m)

Window to rear aspect and door to side aspect. Fitted with a range of wall and base units with work surface over and drainer sink unit. Space for cooker with extractor hood over. Integrated freezer. Space and plumbing for washing machine. Part tiled walls and radiator.

## Inner Hall

Stairs to first floor.

## Landing

Window to side aspect, loft access and built in storage cupboard.

## Bedroom One

13'7" x 9'8" (4.1m x 2.9m)

Window to front aspect, radiator and built in double wardrobe.

## Bedroom Two

10'4" x 9'9" (3.1m x 3m)

Window to front aspect, radiator and fitted triple wardrobe.

## Bedroom Three

9'8" x 8'2" (2.9m x 2.5m)

Window to rear aspect, radiator and built in double wardrobe.

## Bathroom

7'1" x 6'9" (2.2m x 2.1m)

Window to rear aspect. Fitted with a shower cubicle, wash hand basin and panelled bath. Chrome heated towel rail.

## W.C.

Window to rear aspect. Fitted with a low level wc.



## Outside

To the front of the property is a driveway leading to the integral garage. There is a variety of mature shrubs and plants. Gated side access leads to a car port. To the rear of the property is an enclosed lawned garden with paved patio and garden shed.

## Integral Garage

16'9" x 8'1" (5.1m x 2.5m)

Door to side aspect, up and over door is still in place but a partition wall is erected on the inside. Power and lighting and two built-in good-sized storage cupboards.

## Agents Note

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# Floorplan



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		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		