

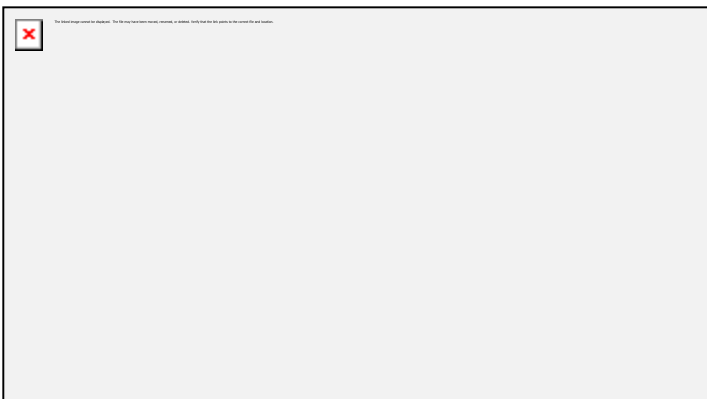
- No Onward Chain
- Detached Bungalow
- 4 Bedrooms
- South-West Facing Garden
- Breakfast Kitchen & Utility
- Large Driveway
- Single Garage
- Charming Lincolnshire Countryside Village

Dycote Lane, Welbourn, LN5 0NL
£359,950





Offered for sale with no onward chain is this detached bungalow located in the charming Lincolnshire countryside village of Welbourn. The detached bungalow comes with 4 bedrooms and a south-west facing garden. An impressive lounge diner measuring 25'1" x 18'11" with patio doors leading onto the rear garden and a conservatory with porcelain tiled flooring. A traditional breakfast kitchen with a range of wooden kitchen units at eye and base level with an accompanying utility room measuring 11'1" x 5'0". There are 4 bedrooms with the master featuring an en-suite shower room, whilst the remaining bedrooms benefit from the use of a 3 piece bathroom suite. Further benefits to the home includes uPVC double-glazing throughout, oil fired central heating and a separate WC. A 17'11" x 8'9" garage which gives access to the loft for the whole of the property. Externally the home comes with a south-west facing rear garden which has been lovingly maintained by a local gardener on a weekly basis. To the front of the property there is ample driveway space and access to the single garage. The home is in the village of Welbourn located midway between Lincoln, Grantham and Sleaford and is surrounded by countryside walks and rolling fields. For further details and viewing requests please contact Starkey&Brown. Council tax band: D. Freehold.



Entrance Hall

A uPVC front door entrance to the front aspect, a radiator, a coved ceiling, and a large airing cupboard housing a hot water tank.

Lounge Diner

25' 1" max x 18' 11" (7.64m x 5.76m)

Coved ceiling, 3 radiators, a feature fireplace, and sliding doors leading into a conservatory and patio doors leading onto the rear garden.

Conservatory

10' 11" x 8' 7" (3.32m x 2.61m)

Being of brick construction with uPVC surround, power points, an electric heater, ceiling fan/light, and porcelain tiled flooring.

Breakfast Kitchen

12' 2" max x 17' 11" max (3.71m x 5.46m)

Having a range of base and eye level units with wooden kitchen units, part wood and stone worktops, Rangemaster Toledo with feature extractor, chrome heated hand towel rail, Neff dishwasher, Neff fridge, sink and drainer unit, coving to ceiling, 2 radiators in the breakfast area.

Utility Room

5' 0" x 11' 1" (1.52m x 3.38m)

A range of base and eye-level units with counter worktops, storage solutions with sink and drainer unit, a radiator, plumbing for a washing machine.

Bedroom 1

11' 10" x 8' 10" (3.60m x 2.69m)

Having a uPVC double-glazed window to the front aspect, coved ceiling, a radiator and access to:

En-Suite Shower Room

5' 10" x 6' 8" (1.78m x 2.03m)

Having a low-level WC, vanity hand wash basin unit, chrome heated hand towel rail, a shower cubicle, coved ceiling and uPVC double-glazed obscured window to the side aspect.

Bedroom 2

8' 10" x 8' 11" (2.69m x 2.72m)

Having a uPVC double-glazed window to the side aspect, a radiator and a built-in wardrobe.

Bedroom 3

5' 9" x 11' 10" (1.75m x 3.60m)

Having a uPVC double-glazed window to the front and side aspects, a radiator and wood laminate flooring.

Bedroom 4

8' 11" x 7' 7" (2.72m x 2.31m)

Having a study arrangement with built-in office furniture and wardrobe, a radiator and a uPVC double-glazed window to side aspect.

Bathroom

5' 0" x 8' 5" (1.52m x 2.56m)

A three-piece suite comprising a panelled bath with a showerhead over, a low-level WC, a vanity hand wash basin unit, a uPVC double-glazed obscured window to the front aspect, tiled floor and surround, and a chrome heated hand towel rail.

Garage

17' 11" x 8' 9" (5.46m x 2.66m)

Manual up and over door, a fuse box, and a boiler. Wall cabinets to remain with the property. Power and lighting, loft access for the entirety of the bungalow.

Outside Rear

Being mostly laid to lawn with a patio seating area, fenced perimeters to the left and right of the garden. Finished with mature shrubs and flower arrangements, being south-west facing. Side access with gated security, an electric meter, and personnel access to the garage and the oil tank.

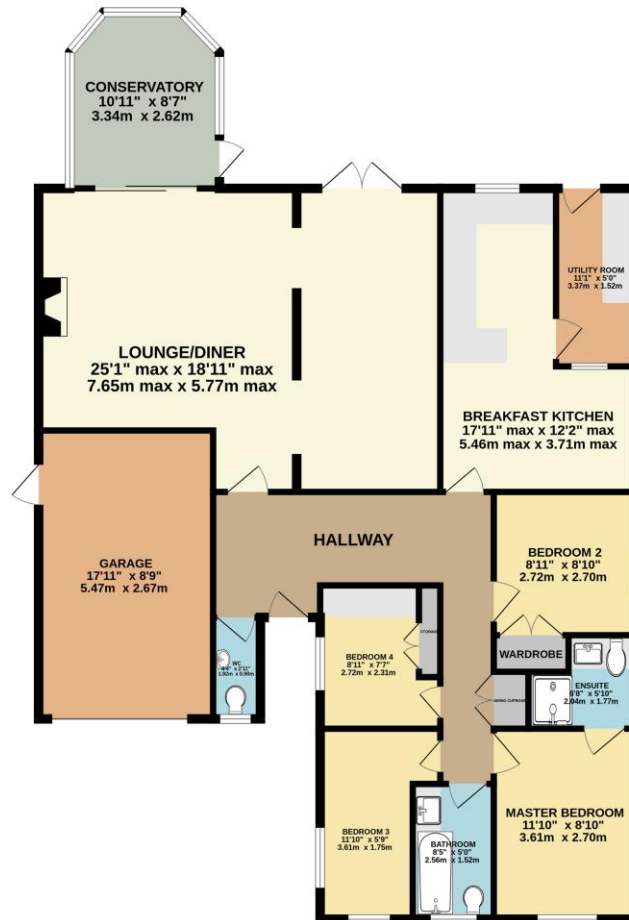
Outside Front

Large gravelled driveway with parking for multiple vehicles, access to a lawned front garden, and is enclosed with hedged frontage perimeters.





GROUND FLOOR



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.
Made with Metropix ©2025

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE