



- Immaculately Presented
- Modern Kitchen
- Long Driveway
- Sold With No Onward Chain
- Two Bedroom Home
- Generous Rear Garden
- Sought After Location
- Perfect First Time Buy!

Harvey Park, Welton, LN2 3DZ  
£210,000







Sold with no onward chain. Starkey&Brown is delighted to present this immaculately presented two-bedroom end-terrace home positioned within the popular Harvey Park development in the highly regarded village of Welton. The property, built in 2023 by Beal Homes, offers modern and well-designed living. Accommodation briefly comprises a downstairs WC, a living room, and a contemporary, modern fitted kitchen featuring bi-fold doors to the rear garden. Rising to the first floor, there are 2 well-proportioned bedrooms along with a three-piece family bathroom. Externally, the property has a generous rear garden providing comfortable outdoor space. To the front of the property, there is a long driveway offering off-street parking for multiple vehicles. The village of Welton benefits from local amenities, schooling at the highly regarded William Farr CofE, a Co-op foodstore, a village hall, a golf centre, nearby countryside walks, and a regular bus service to and from Lincoln city centre. Council tax band: A. Freehold.





## uPVC composite door leading to:

### Hall

Fuseboard, staircase to the first floor, and laminate flooring. Access to:

### Living Room

12' 0" x 11' 11" (3.65m x 3.63m)

Having a uPVC double-glazed window to the front aspect with fitted blinds, laminate flooring, and a radiator.

### Kitchen

12' 0" x 9' 4" (3.65m x 2.84m)

Having a range of base and eye-level units with countertops, space, and plumbing for a washing machine, a wall-mounted boiler, a composite sink with mixer tap, an integrated dishwasher, an integrated fridge freezer, an integrated electric oven, and a 4-ring electric hob with overhead extractor fan, LED lighting, laminate flooring, a radiator and bi-fold doors leading to the rear, an understairs storage with light. Further access to:

### WC

A low-level WC, a wash hand basin, a radiator, a uPVC double-glazed frosted window to the rear with fitted blinds, and partly tiled walls.

### First Floor Landing

Carpeted. Access to the bedrooms and the family bathroom.

### Bedroom 1

12' 0" x 10' 3" (3.65m x 3.12m)

Having a uPVC double-glazed window to the front aspect with fitted blinds, carpeted, a radiator, and a built-in cupboard.

### Bedroom 2

10' 11" x 8' 9" (3.32m x 2.66m)

Having a uPVC double-glazed window to the rear aspect with fitted blinds, a radiator, carpeted, and loft access.

### Bathroom

Having a three-piece suite comprising a low-level WC, a wash hand basin, tiled panelled bath with overhead shower, tiled flooring, partly tiled walls, a uPVC frosted window to the rear, and an extractor fan.

### Outside Rear

A generous sized garden with a lawned area and patio slab area, two fenced borders, and an additional brick wall border. Side access leading to the driveway.

### Outside Front

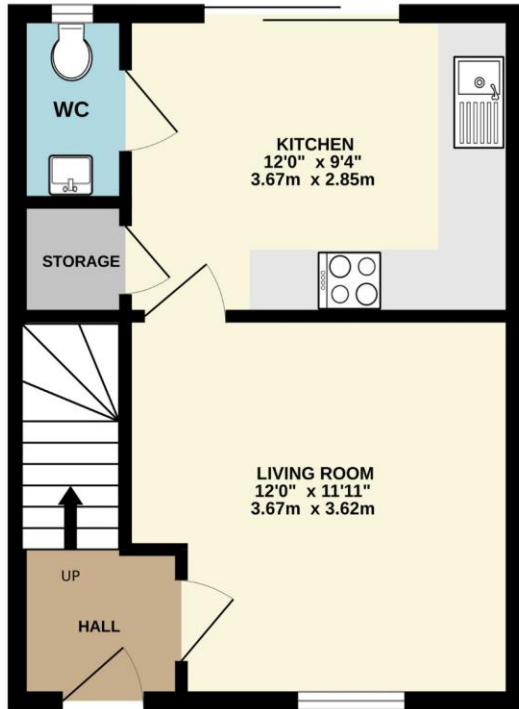
Lawned area with a variety of shrubs and a long driveway for ample parking.

### Agents Note

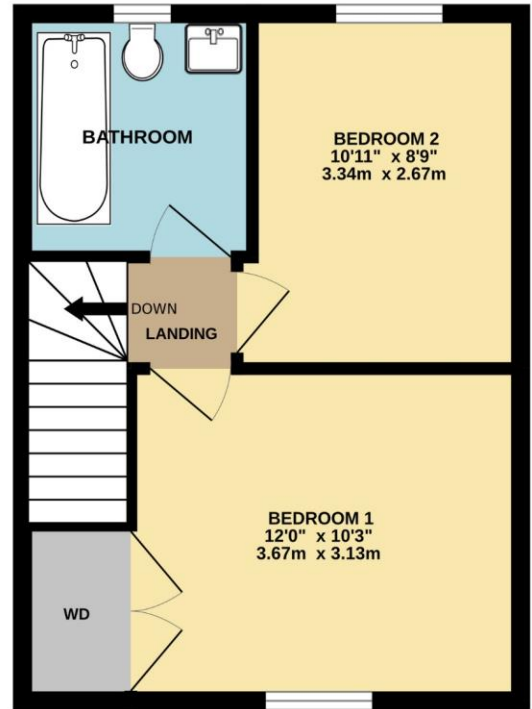
The boiler has a full gas safety history, and the property has an up-to-date EICR certificate.



GROUND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.7 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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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.

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