



- Sought After Village Location
- Refurbished Detached Bungalow
- 3 Bedrooms
- Bathroom With Walk In Shower
- Good Size Front & Rear Gardens
- Single Garage
- Available Now!

Prebend Lane, Welton, LN2 3JU  
Monthly Rental Of £1,300





Starkey & Brown are pleased to offer for let this recently refurbished three-bedroom detached bungalow, situated in the highly sought-after village of Welton, well known for its excellent range of local amenities and schooling. The accommodation comprises of a spacious lounge/diner, a modern fitted kitchen with integrated appliances, three bedrooms and a modern shower room featuring a large walk-in shower with grab rails. Externally, the property has good sized front and rear gardens and a single garage. Council Tax Band: C, EPC Rating: D, Holding Deposit: £300, Deposit: £1500.



### Entrance Porch

Having a uPVC front door entrance, a uPVC double-glazed window to the front aspect, and a radiator. Access to:

### Entrance Hall

A radiator, loft access - boarded and carpeted with a pull-down ladder.

### Airing cupboard/Utility Cupboard

Having a wall-mounted gas combination Vaillant boiler - 18 months old, space and plumbing for a washing machine.

### Lounge

18' 10" x 14' 0" (5.74m x 4.26m)

Having uPVC double-glazed windows to the front and side aspects, a radiator, an electric fireplace, and a serving hatch from the kitchen.

### Kitchen

9' 8" x 8' 0" (2.94m x 2.44m)

Having a range of base and eye-level units with counter worktops, tiled surround, serving hatch to the lounge diner, a uPVC double-glazed window to the side aspect, external door to the side aspect. Integrated appliances such as a 4-ring AEG hob and extractor hood, and a double oven.

### Bedroom 1

10' 4" min x 11' 3" (3.15m x 3.43m)

Having a uPVC double-glazed window to the front aspect and a radiator.

### Bedroom 2

10' 4" x 9' 7" (3.15m x 2.92m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

### Bedroom 3

7' 5" x 8' 5" (2.26m x 2.56m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

### Shower Room

5' 5" x 10' 9" (1.65m x 3.27m)

Recently modernised to have a walk-in shower arrangement with a large shower tray and grab handles, a low-level WC, hand wash basin unit, a heated towel rail, a radiator, half tiled surround, and vinyl flooring, a uPVC double-glazed obscured window x 2 to the rear aspect.

### Outside Rear

Having an enclosed garden with fenced perimeters, being mostly laid to lawn with patio and pathway, and an external water source.

### Outside Front

Landscaped front garden with flower and bark arrangement. Driveway parking plus access to the garage.

### Garage

8' 2" x 16' 5" (2.49m x 5.00m)

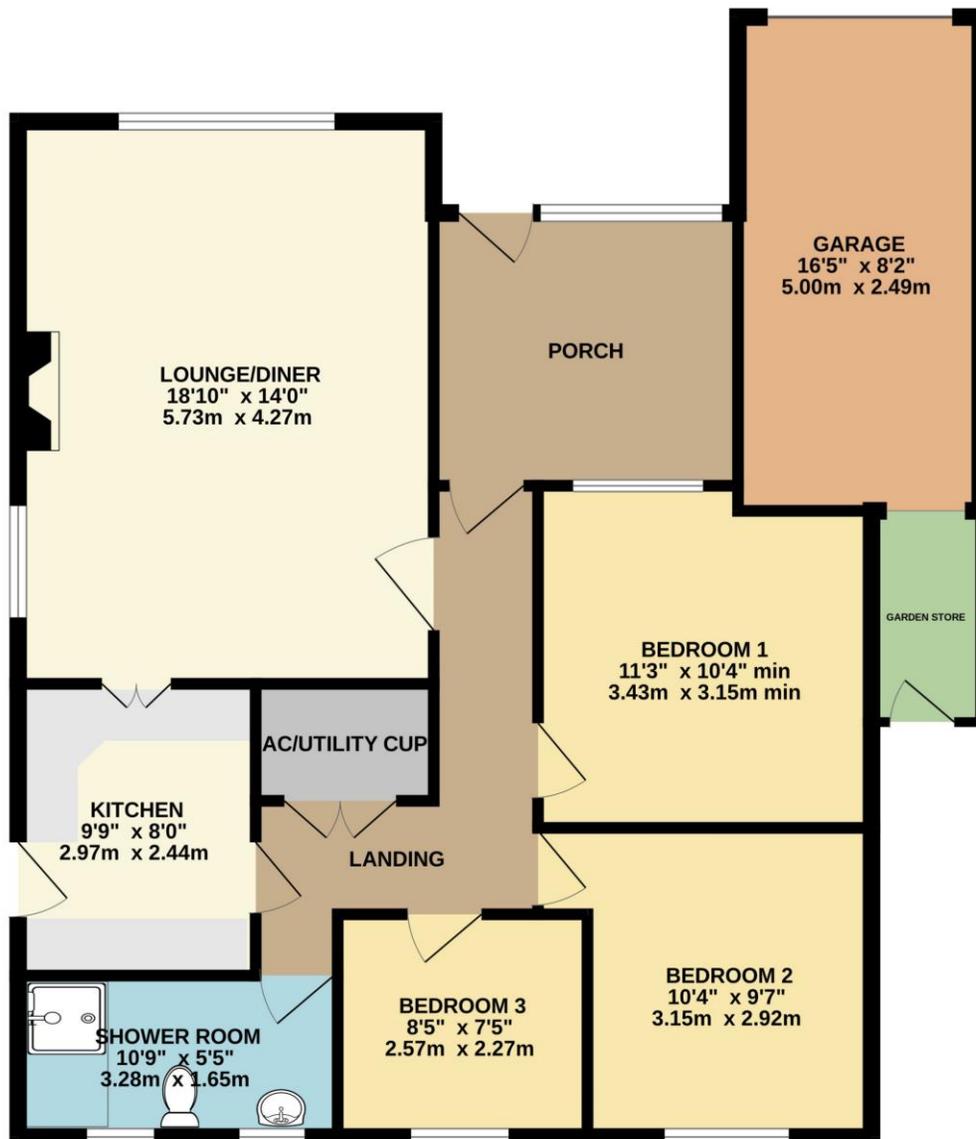
Having an up and over door, a consumer unit, a gas meter, and an electric meter. Internal access to the garden store.

### Garden Store

Timber frame construction and doorway entrance from the rear garden.



GROUND FLOOR  
1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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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