



- Immaculate Detached Home
- Upgraded Throughout
- Detached Garage & Driveway
- Fully Equipped Kitchen/Diner
- Three Bedrooms
- Prime Village Location
- En-Suite & Bathroom
- Built In 2020

Twell Fields, Welton, LN2 3FZ
£350,000





Starkey&Brown is delighted to offer for sale this immaculately presented three-bedroom detached family home, pleasantly positioned within a quiet cul-de-sac on Twell Fields in the highly sought after village of Welton. The property is tucked away with no through roads and is in a enjoyable peaceful setting and has been thoughtfully upgraded by the current owners to create an impressive stylish and ready to move into home. Accommodation briefly comprises a spacious and welcoming entrance hall, a box-bay window living room and an upgraded kitchen diner fitted with integrated appliances and further enhancements such as a double-oven, French doors opening to the rear garden creating fantastic space for everyday living and entertaining. The ground floor also benefits from a utility room and WC. Rising to the first floor there are three bedrooms with the master bedroom benefitting from an upgraded en-suite shower room and a family bathroom - both have been finished with upgraded tiling. Further benefits of the property includes gas central heating and uPVC double-glazing throughout. Externally, there is a landscaped rear garden with lawn and patio areas with flowerbeds. To the front of the property there is a long driveway providing ample off street parking for multiple vehicles and a detached garage. The village of Welton offers a wide range of local amenities including schooling, shops, a regular bus service links to Lincoln city centre, green spaces and country walks. Council tax band: C. Freehold.



uPVC composite door entry leading into:

Entrance Hall

Tiled flooring, an understairs storage cupboard, a staircase to the first floor, a radiator, and an adjacent uPVC window to the door looking out to the front aspect.

Living Room

14' 4" x 13' 0" (4.37m x 3.96m)

A double-glazed box-bay window to the front aspect, wired for home cinema speakers, carpeted, and a radiator.

Kitchen Diner

21' 2" x 8' 9" (6.45m x 2.66m)

Kitchen Area

Fully upgraded with a range of base and wall units with countertops, two integrated double ovens with a 5-ring induction hob, an integrated dishwasher, a uPVC double-glazed window to the rear aspect, tiled flooring, tiled splashback, LED lighting, underbase unit spotlights, wired speakers to the ceiling, a radiator, and a breakfast bar.

Dining Area

Tiled flooring, French doors leading to the rear, and wired speakers to the ceiling.

Utility

5' 11" x 5' 3" (1.80m x 1.60m)

Having a uPVC composite door leading to the side aspect, an integrated fridge freezer, space and plumbing for a washing machine, a wall-mounted boiler, partially tiled walls, tiled flooring, and LED lighting.

WC

Low-level WC, a wash hand basin, a frosted window to the side aspect, tiled flooring, partially tiled walls, and a radiator.

First Floor Landing

Carpeted, an airing cupboard, a radiator. Access to the bedrooms and the family bathroom.

Bedroom 1

12' 8" x 10' 0" (3.86m x 3.05m)

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

En-Suite

7' 1" x 7' 1" (2.16m x 2.16m)

Fully upgraded three-piece suite comprising a low-level WC, a wash hand basin, a walk-in shower cubicle, a frosted double-glazed window to the side aspect, an extractor fan, tiled flooring, partially tiled walls, a vertical radiator, and LED lighting.

Bedroom 2

11' 7" x 11' 2" (3.53m x 3.40m)

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

Bedroom 3

10' 2" x 9' 3" (3.10m x 2.82m)

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

Family Bathroom

8' 0" x 5' 9" (2.44m x 1.75m)

Three-piece suite comprising low-level WC, a wash hand basin, panelled bath with an overhead shower, partially tiled walls, tiled flooring, a frosted double-glazed window to the front aspect, LED lighting, an extractor fan, and a radiator.

Outside Rear

Landscaped garden with mains-powered garden lighting, fully fenced surround, patio area, and a lawned area. A variety of flowerbeds and mature shrubs and hedges. A timber-built shed with power and lighting, a side door to the garage, an outside tap, and side access to the driveway.

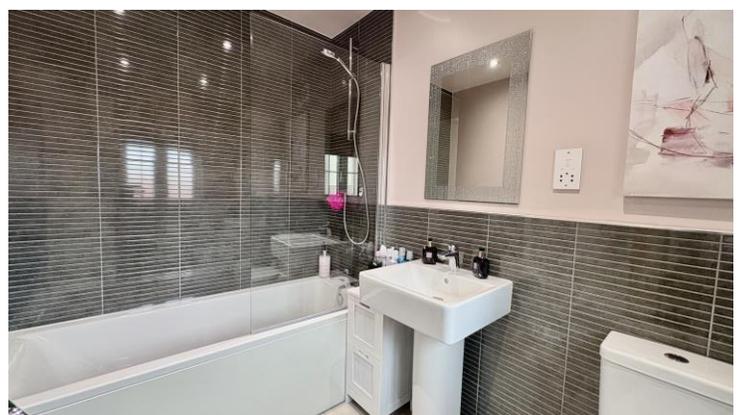
Outside Front

Block paved drive for multiple cars, a lawned area with a variety of mature shrubs and hedges. Access to the detached garage.

Detached Garage

16' 0" x 7' 4" (4.87m x 2.23m)

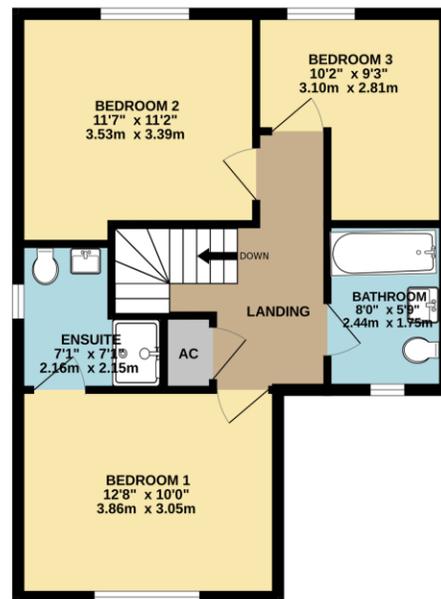
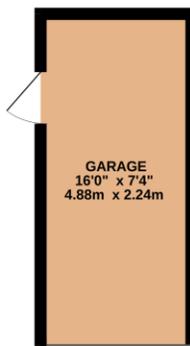
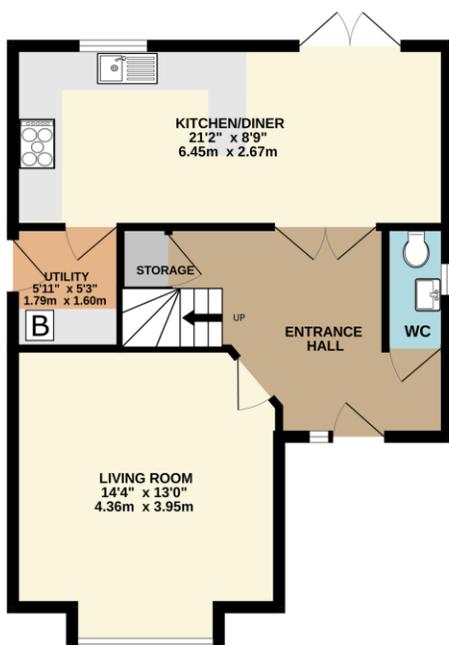
Manual door, power, and electricity.





GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 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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