



- Detached Family Home
- Popular Village Location
- Four Bedrooms, Master En-Suite
- Spacious Living Accommodation

- Driveway For Four Cars
- Double Garage & EV Charge Point
- Fully Enclosed Rear Garden
- NO CHAIN!

Kings Way, Welton, LN2 3FQ
Offers Over £365,000





Starkey&Brown are pleased to offer for sale this spacious detached family home, pleasantly situated within the ever popular village of Welton. Well-proportioned accommodation briefly comprises a welcoming entrance hallway, ground floor WC, impressive 20'7 lounge with bay window and patio doors opening onto the rear garden, separate dining/family room, 17'3 kitchen diner and utility room with a large storage cupboard. To the first floor there are four well-proportioned bedrooms, an en suite to the master bedroom and a family bathroom. Outside, the property benefits from a generous driveway providing parking for up to four vehicles, an EV charging point, a double garage, and a fully enclosed rear garden offering an excellent degree of privacy. NO ONWARD CHAIN! Call today to arrange a viewing. Council tax band: D. Freehold.



Entrance Hallway

Having a part-glazed front entrance door, laminate wood effect flooring, a radiator, dado rail, coved ceiling, and stairs rising to the first floor.

Ground Floor WC

Having low-level WC, wash hand basin with tiled splashbacks, wood-effect vinyl flooring, a radiator, coved ceiling and extractor.

Lounge

20' 7" into bay x 11' 7" (6.27m x 3.53m)

Having a coal-effect gas fireplace with hearth and surround, walk-in bay window to the front aspect, two radiators, dado rail, coved ceiling, wall lights and sliding patio door leading into the rear garden.

Dining/Family Room

10' 8" into bay x 11' 8" min (3.25m x 3.55m)

Having a walk-in bay window to the front aspect, a radiator, dado rail, and coved ceiling.

Kitchen Diner

17' 3" max x 9' 7" (5.25m x 2.92m)

Having a range of matching wall and base units, glass display cabinets, corner display shelving, one-and-a-half-bowl single-drainer stainless steel sink unit with mixer taps over and tiled splashbacks, built-in oven, hob and cooker hood, plumbing for dishwasher, space for a full-height fridge freezer, ceramic tiled floor, a radiator, coved ceiling, downlights and understairs storage cupboard.

Utility

6' 6" x 5' 4" (1.98m x 1.62m)

Having a single-drainer stainless steel sink unit with tiled splashbacks and base unit beneath, plumbing for washing machine, space for an additional appliance, ceramic tiled floor, a radiator, large storage cupboard /pantry and Worcester Bosch central heating boiler.

First Floor Landing

Having an airing cupboard housing a hot water cylinder, dado rail, coved ceiling, and access to the loft.

Master Bedroom

11' 7" x 11' 0" to front of wardrobes (3.53m x 3.35m)

Having built-in wardrobes, a radiator, and a coved ceiling.

En-Suite

Having a three-piece suite comprising a tiled shower cubicle with mains-fed shower, pedestal wash hand basin, low-level WC, ceramic tiled floor, a radiator, part tiled walls, electric shaver point, coved ceiling and extractor.

Bedroom 2

12' 1" x 9' 10" (3.68m x 2.99m)

Having a built-in wardrobe, a radiator, and a coved ceiling.

Bedroom 3

9' 3" x 8' 7" (2.82m x 2.61m)

Having a radiator and a coved ceiling.

Bedroom 4

10' 6" max x 7' 6" min (3.20m x 2.28m)

Having a radiator and a coved ceiling.

Bathroom

Having a three-piece suite comprising a panelled bath with a handheld shower attachment over, a pedestal wash hand basin, a low-level WC, ceramic tiled floor, a radiator, part tiled walls, a coved ceiling and extractor.

Outside Front

To the front of the property, there is a lawned garden area with a variety of plants and shrubs, outside lighting, storm porch leading to the front entrance door, double-width tarmac driveway with space for four vehicles extending to the side and garage, EV charge point, secure gate at the side leading to the rear garden.

Double Garage

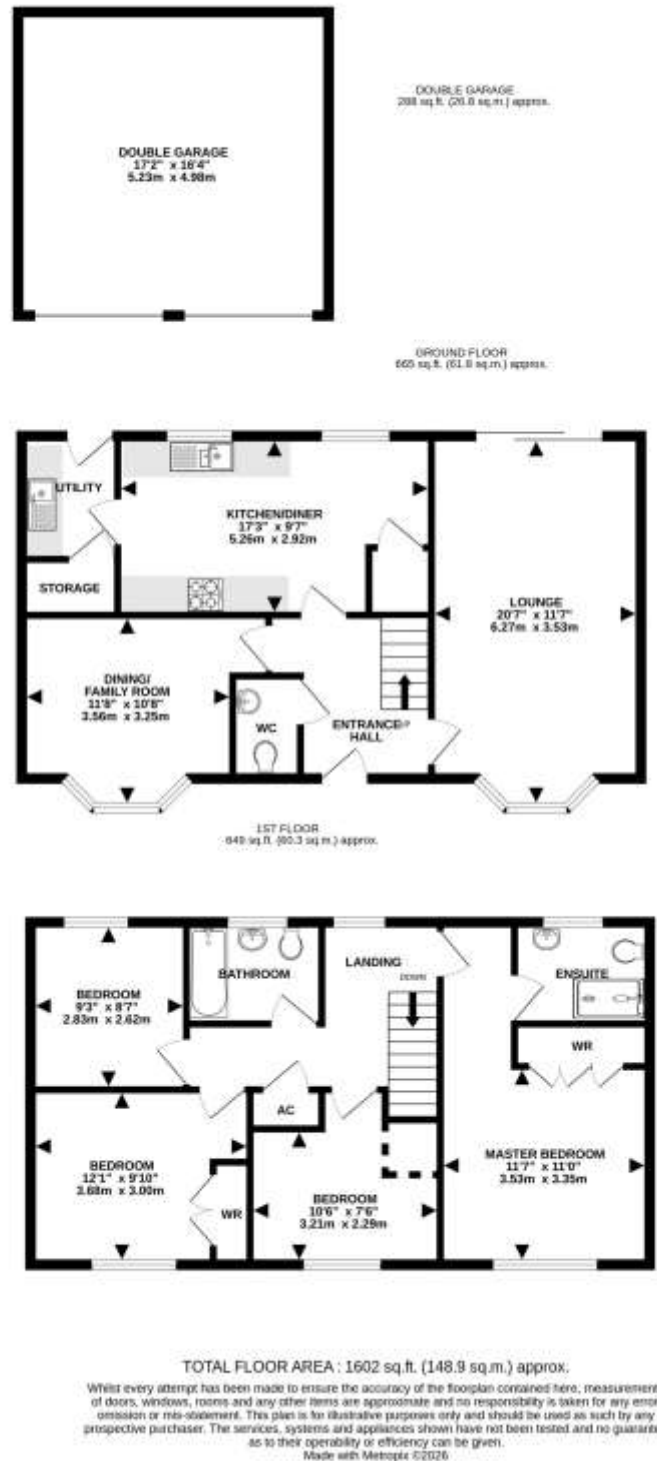
17' 2" x 16' 4" (5.23m x 4.97m)

Having twin up and over doors, power and light, pitched roof providing storage space.

Outside Rear

To the rear of the property is a fully enclosed lawned garden offering an excellent degree of privacy, being mainly laid to lawn with a wide variety of flowers, plants, shrubs, and trees, a patio area, outside lighting, a cold water tap, and a gate leading to the driveway.





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

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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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