



Harvey Park, Welton



OIEO £470,000

- Modern Detached Family Home
- Four Double Bedrooms
- En-Suite, Family Bathroom & Downstairs WC
- Excellent Schooling and Transport Links
- Lounge with Log Burning Stove
- Kitchen Diner & Study
- Landscaped Garden
- EPC Rating B



Well presented FOUR BEDROOM Detached Family Home, built by the award-winning Beal Homes in 2022 and located in the sought after village of Welton. The property offers generous living space and has a high quality finish throughout. The property further benefits from being within short drive from the historic city of Lincoln, it offers excellent local amenities including a Post Office, GP surgery, library, cafés, pubs, village hall and a range of shops. Internally, the home has been enhanced with upgrades including herringbone-style Amtico flooring across the ground floor, solid oak internal doors, and chrome-finished sockets and switches. The bathrooms are elegantly appointed with Porcelanosa tiles, illuminated mirrors, Abacus bronze fittings, and integrated shaver sockets.

The village is home to the highly regarded William Farr Church of England Comprehensive Secondary School and a well-rated St Mary's Primary School, along with excellent transport links and access to the A46 and A15.

The accommodation on offer comprises Entrance Hall, WC, Study, Lounge, and 29ft Kitchen Diner to the ground floor. To the first floor there are Four Double Bedrooms with En-suite to the master and family bathroom. Externally the property offers a private block paved driveway leading to a detached Double Garage and lawned garden. To the rear of the property there is a landscaped enclosed garden with lawn and two patio areas.



Entrance Hall
With the entrance door to the front aspect and stairs to the first floor.

Lounge 15'9" x 12'2" (4.8m x 3.7m)
Bay window to the front aspect, log burner and radiator.

Kitchen/Diner 29'1" x 12'6" (8.9m x 3.8m)
Window and bifold doors to the rear aspect, door to the side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, integrated oven and hob with extractor over, Integrated Dishwasher and integrated fridge/freezer.

Study 7'2" x 9'2" (2.2m x 2.8m)
Window to the front aspect and radiator.



Downstairs WC

Window to the side aspect, low level WC and heated towel rail.

Landing

Window to the front aspect, stairs to the ground floor and access to storage cupboard.

Bedroom One 14'8" x 12'7" (4.5m x 3.8m)

Window to the rear aspect, access to the en-suite, fitted wardrobes and radiator.

En-Suite 6'11" x 5'8" (2.1m x 1.7m)

Window to the rear aspect, low level WC, wash hand basin, enclosed shower and heated towel rail.

Bedroom Two 10'11" x 12'2" (3.3m x 3.7m)

Window to the rear aspect, fitted wardrobes and radiator.

Bedroom Three 10'0" x 12'2" (3m x 3.7m)

Window to the front aspect, fitted wardrobes and radiator.

Bedroom Four 7'7" x 12'4" (2.3m x 3.8m)

Window to the front aspect and radiator.





Bathroom 7'0" x 5'6" (2.1m x 1.7m)

Window to the side aspect, low level WC, wash hand basin, panelled bath with shower over and heated towel rail.

Double Garage 16'10" x 17'10" (5.1m x 5.4m)

With two up and over doors, door to the side aspect, power and lighting.

Outside

To the front of the property is a driveway with parking for two cars leading to the double garage and pathway leading to the entrance door.

To the rear of the property is an enclosed landscaped garden with lawn and two patio areas.

Agents Note

Please note the sellers will not be including the metal pergola or bin store within the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

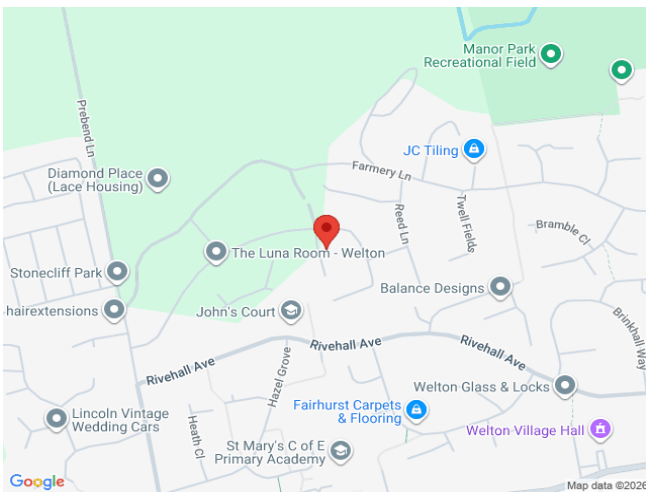
1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



HARVEY PARK, WELTON, LN2 3DZ

TOTAL FLOOR AREA : 1790 sq.ft. (166.3 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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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