



10A WELDON ROAD
GAINSBOROUGH, DN21 5UG

£300,000
FREEHOLD

A beautifully renovated three bedroom detached cottage in the sought-after village of Hemswell, offering character features, a generous wildlife-friendly garden with fruit trees, owned solar panels and a superb blend of charm and modern living.



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10A WELDON ROAD

DESCRIPTION

CHARMING DETACHED COTTAGE – BEAUTIFULLY RENOVATED THROUGHOUT – SOUGHT AFTER VILLAGE LOCATION – GENEROUS PRIVATE GARDEN – OWNED SOLAR PANELS WITH FEED-IN TARIFF

Situated on Weldon Road, Hemswell, this beautifully renovated detached cottage offers the perfect blend of character and modern living, positioned within one of the area's most desirable Lincolnshire villages. Renovated to a high standard by the current owners over recent years, this is a true turn-key family home ready to move straight into and enjoy.

Step inside the rear conservatory, a bright and welcoming space overlooking the garden, ideal as an additional sitting or dining area and perfectly connecting the home to the outdoors. From here, doors lead through to both the utility room and the breakfast kitchen.

The utility room provides plumbing and space for appliances, houses the oil-fired central heating boiler and benefits from a convenient WC.

The modern fitted breakfast kitchen enjoys a charming bow window to the front elevation along with a further side aspect, allowing natural light to flood the space. Fitted with an extensive range of matt wall and base units, complementary worktops and stylish tiled splashbacks, there is ample space for a Range cooker and American-style fridge freezer along with an integrated dishwasher and generous dining space.

The kitchen then leads through into the spacious open-plan lounge, a wonderfully light dual-aspect room featuring engineered oak flooring and a centrally positioned eco-friendly multi-fuel stove set within an attractive brick surround - creating a cosy focal point.

French doors open out onto the rear patio, seamlessly blending indoor and outdoor living.

To the first floor, there are three bedrooms and a beautifully appointed family bathroom. The master bedroom enjoys dual-aspect windows and built-in sliding wardrobes. Bedrooms two and three are ideal for children, guests or home working. The modern family bathroom comprises a walk-in double shower enclosure, wash hand basin, WC, heated towel rail and built-in storage cupboards.

Externally, the property sits behind a small walled boundary with gated access leading to private parking via access over a private driveway. The rear garden is a true highlight - generous, private and beautifully landscaped with lawn and patio areas.

The garden is a haven for wildlife, frequently visited by frogs, squirrels, a wide variety of birds and resident hedgehogs - including mother and baby. Amongst the established planting are two apple trees (one eating and one cooking) and a pear tree, perfect for those who enjoy home-grown produce.

There are four useful brick and timber storage sheds, two of which are equipped with lighting and socket points ready to be connected if desired.

Further benefits include owned solar panels with feed-in tariff, helping to provide lower electricity costs throughout the year.

The village location offers countryside walks on the doorstep, including the scenic two-mile walk to Willoughton where a historic Knights Templar preceptory can be found - ideal for those who appreciate rural living and local heritage.

A truly special cottage combining charm, space and modern efficiency in a sought-after village setting.



REAR CONSERVATORY

Step inside the rear conservatory, a bright and welcoming space enjoying views over the garden and creating a lovely additional sitting or dining area. Doors lead through to both the utility room and breakfast kitchen.

UTILITY ROOM / WC

Providing plumbing and space for appliances, housing the oil-fired central heating boiler and incorporating a convenient WC.

BREAKFAST KITCHEN

A modern fitted kitchen enjoying a charming bow window to the front elevation and additional side aspect. Fitted with an extensive range of wall and base units with complementary worktops and tiled splashbacks. There is ample space for a Range cooker and American-style fridge freezer along with integrated dishwasher and generous dining space.

OPEN PLAN LOUNGE

A spacious dual aspect reception room featuring engineered oak flooring and a centrally positioned eco-friendly multi-fuel stove set within an attractive brick surround. French doors open onto the rear patio, seamlessly connecting indoor and outdoor living.

FIRST FLOOR LANDING

With access to all bedrooms and the family bathroom.

MASTER BEDROOM

A dual aspect double bedroom benefiting from built-in sliding wardrobes.

BEDROOM TWO

A well-proportioned bedroom overlooking the front elevation.

BEDROOM THREE

Ideal as a child's bedroom, guest room or home office.

FAMILY SHOWER ROOM

Beautifully appointed modern suite comprising a walk-in double shower enclosure, wash hand basin, WC, heated towel rail and built-in storage cupboards.

OUTSIDE

The property sits behind a small walled boundary with gated access leading to private parking via access over a private driveway.

The generous rear garden is beautifully landscaped and fully enclosed, mainly laid to lawn with patio areas. A true haven for wildlife including frogs, squirrels, birds and resident hedgehogs - including mother and baby. The garden also boasts two apple trees (one eating and one cooking) and a pear tree.

There are four useful brick and timber storage sheds, two of which are equipped with lighting and socket points ready to be connected if desired.

Owned solar panels with feed-in tariff provide the advantage of reduced electricity costs throughout the year.

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ADDITIONAL INFORMATION

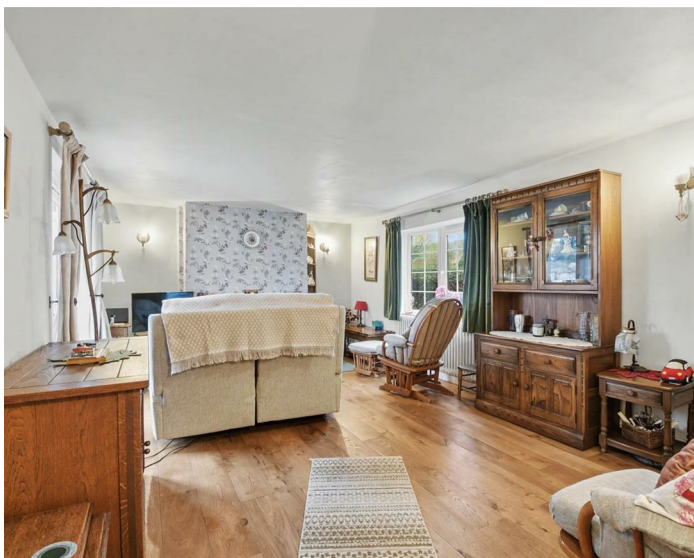
Local Authority –

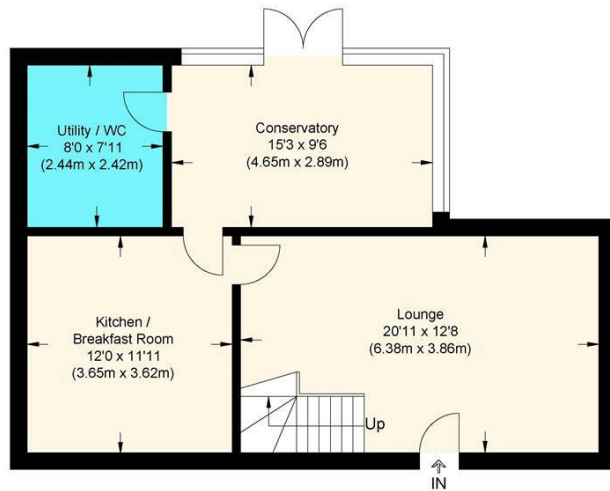
Council Tax – Band C

Viewings – By Appointment Only

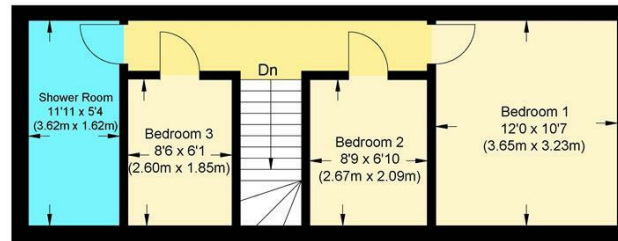
Floor Area – 830.00 sq ft

Tenure – Freehold





Ground Floor



First Floor

Weldon Road

Approximate Gross Internal Floor Area : 99.50 sq m / 1071.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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