



11 Reed Lane
Welton, Lincoln

BROWN & CO



11 Reed Lane, Welton, Lincoln, LN2 3DU

An immaculately presented detached bungalow which was constructed in 2021 by Beale Homes and is located in the much sought after and well served village of Welton.

The property comprises of an entrance hall, living room, fitted kitchen with integrated appliances, master bedroom with en-suite, two further bedrooms and a family bathroom.

Outside to the front is a driveway which leads to a car-port, and to the rear is a pleasant enclosed rear garden with patio with a veranda, lawn, garden shed and gazebo perfect for outside living.



ACCOMMODATION

Entrance Hall

Entrance door and double glazed windows to side, airing cupboard, loft access, radiator.

Living Room

Double glazed windows and French doors opening to rear garden, radiator.

Kitchen

Double glazed window to rear, one and a half drainer sink, preparation work tops, matching base and eye level storage units, integrated hob with extractor over, integrated oven, fridge freezer and dishwasher, radiator.

Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

En-Suite

Walk in shower cubicle, WC, pedestal wash basin, heated towel rail, tiled flooring and walls.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

Double glazed window to side, WC, pedestal wash basin, bath with wall mounted shower unit over and glazed shower screen, heated towel rail, tiled flooring and walls.

Outside

To the front, the property is attractively set back behind a neat lawn and a smart block-paved driveway, leading to a covered car port and complemented by the convenience of an electric vehicle charging point. Gated side access opens into the delightful rear garden, thoughtfully arranged for both relaxation and entertaining. A paved patio sits beneath an inviting veranda, creating a perfect sheltered space, while a stylish gazebo provides an additional spot for al fresco living. The garden is beautifully balanced with areas of decorative gravel and lawn, alongside a large shed for storage and a practical outdoor tap, all combining to create a versatile and enjoyable outdoor retreat.

COUNCIL TAX - BAND C

AMENITIES

Welton boasts a plethora of amenities including a doctors, vets, dentists, Co-op, newsagents, café, the Black Bull public house, a variety of takeaways, golf course, sports and social club, and a regular bus service to Lincoln. It also has excellent schools in Welton St Marys Primary School and the highly regarded William Farr secondary school.

TENURE & POSSESSION

Freehold and for sale by private treaty.

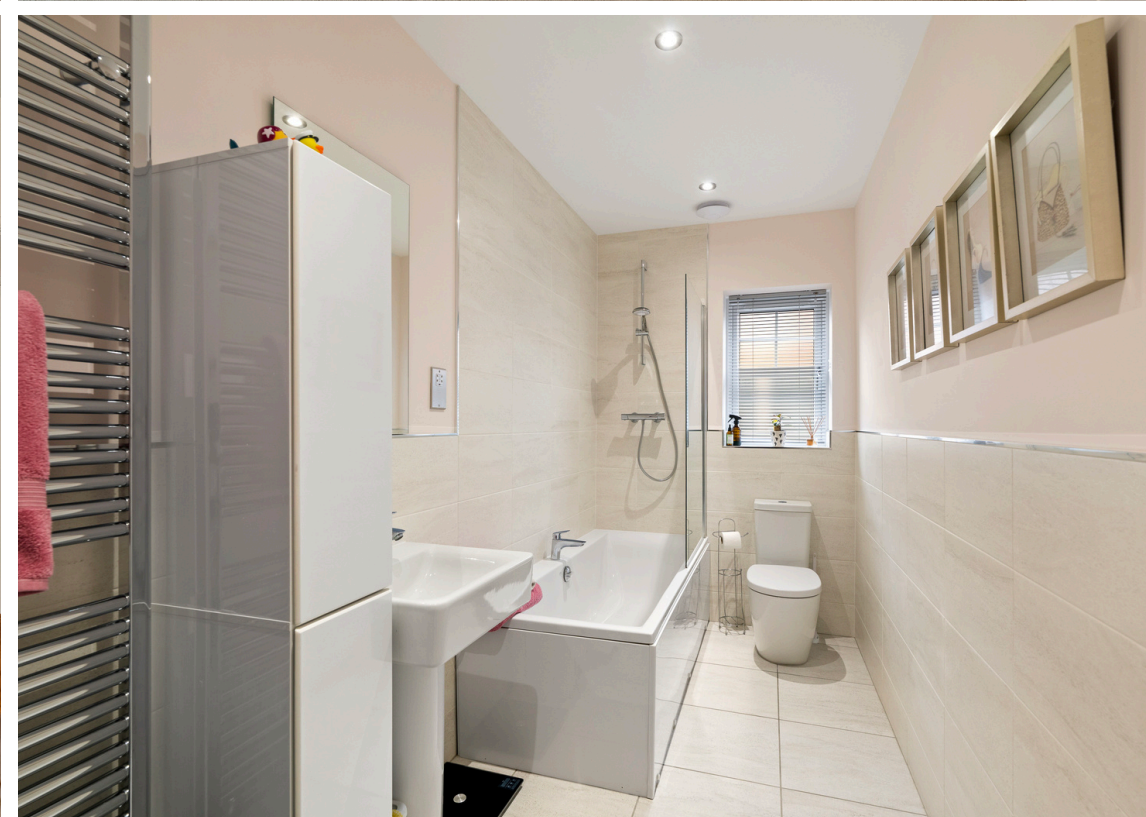
BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

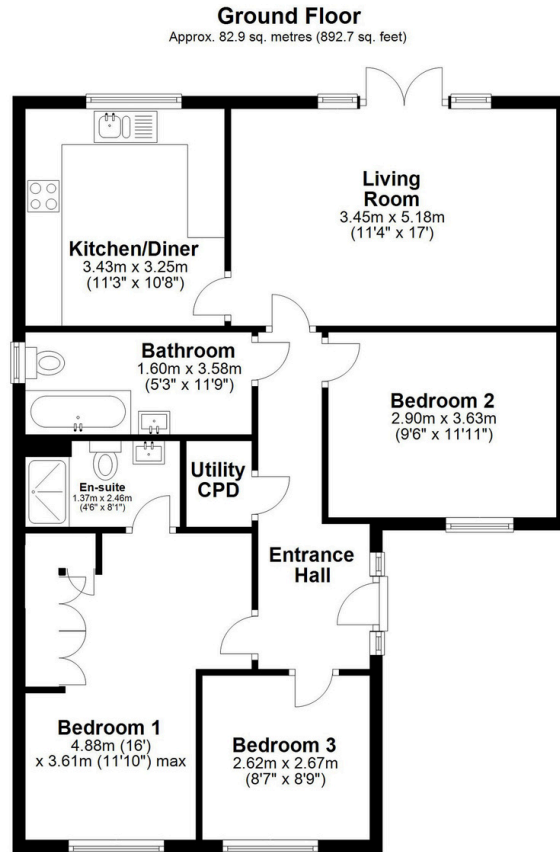
AGENT

James Drabble

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Total area: approx. 82.9 sq. metres (892.7 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Plan produced using PlanUp.

11 Reed Lane, Welton

Energy performance certificate (EPC)

11 Reed Lane Welton LINCOLN LN2 3DU	Energy rating B	Valid until: 7 November 2031 Certificate number: 0888-3911-0309-3509-1200
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Property type	Detached bungalow
Total floor area	84 square metres

Rules on letting this property

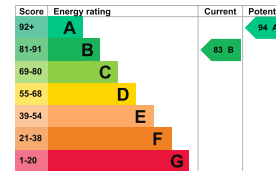
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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