

70 Beckhall

Welton, Lincoln

BROWN & CO


LOVE
MOËT & CHANDON







70 Beckhall, Welton, Lincoln, LN2 3LJ

An impressive, detached family home in the sought-after and well-served village of Welton, offering beautifully presented accommodation throughout.

The ground floor comprises an entrance hall, WC, study and living room with a wood-burning stove, together with a striking kitchen opening into dining and sitting areas with bi-fold doors.

On the first floor, the generous principal bedroom benefits from a modern en-suite, complemented by three further bedrooms and a family bathroom.

To the front, a driveway provides ample parking and leads to a double garage. The enclosed rear garden is attractively landscaped with a lawn, decking areas and a barbecue and bar area. An impressive outdoor entertaining space includes an enclosed section with a log burner.



ACCOMMODATION
Ground Floor
Entrance Hall
Double-glazed window and entrance door to the front, stairs rising to the first floor and a radiator.

WC
Double-glazed window to the front.

Study
Double-glazed window to the front, fitted desk and cupboards, and a radiator.

Living Room
Double-glazed French doors opening onto the rear garden, a log-burning stove inset into the fireplace, a feature paneled wall and a radiator.

Kitchen / Diner
Double-glazed windows to the front, side and rear. The bespoke fitted kitchen features a sink and drainer inset into the worktop, matching base and eye-level cupboards and drawers, a double oven, microwave and dishwasher. A central island incorporates a hob, breakfast bar and storage beneath.

There is also an understairs storage cupboard and a radiator. The kitchen/dining area opens into the sitting room.

Sitting Room
Double-glazed window to the front, bi-fold doors opening onto the rear garden, a feature paneled wall and a radiator.

First Floor
Landing
Airing cupboard and access to the loft.

Bedroom One
Double-glazed window to the front, a feature paneled wall and a radiator.

En-Suite
Double-glazed window to the rear, WC with concealed cistern, twin vanity wash basins, a shower cubicle, tiled walls and a radiator.

Bedroom Two
Double-glazed window to the front and a radiator.

Bedroom Three
Double-glazed window to the front and a radiator.

Bedroom Four
Double-glazed window to the rear, a built-in storage cupboard and a radiator.

Bathroom
Double-glazed window to the rear, a bath with a wall-mounted shower over and glazed shower screen, WC, vanity wash basin, heated towel rail, and tiled walls and flooring.

Outside
To the front is a driveway providing ample parking which leads to a detached double garage with two up and over doors. Gated access to both sides leads to an enclosed rear garden which comprises of two areas of decking, lawn, and an impressive covered entertaining area with log burner, there is also a BBQ and bar area.

Location
Welton is a highly sought-after village located approximately six miles north of Lincoln's historic city centre, offering an excellent range of amenities and a strong community atmosphere. The village is served by well-regarded schools, including St Mary's Primary School and William Farr Church of England Comprehensive School.









Local amenities include a doctors' surgery, dentist, veterinary practice, Co-op supermarket, post office, a variety of cafés and takeaways, and the popular Black Bull public house.
For leisure and recreation, residents can enjoy a golf course, sports and social club, numerous sports clubs and several parks and green spaces. Welton also benefits from regular bus services, providing convenient access to Lincoln and the surrounding areas.

TENURE & POSSESSION
Freehold and for sale by private treaty.

COUNCIL TAX
Band E

MOBILE
We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND
We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

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.

VIEWING PROCEDURE
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT
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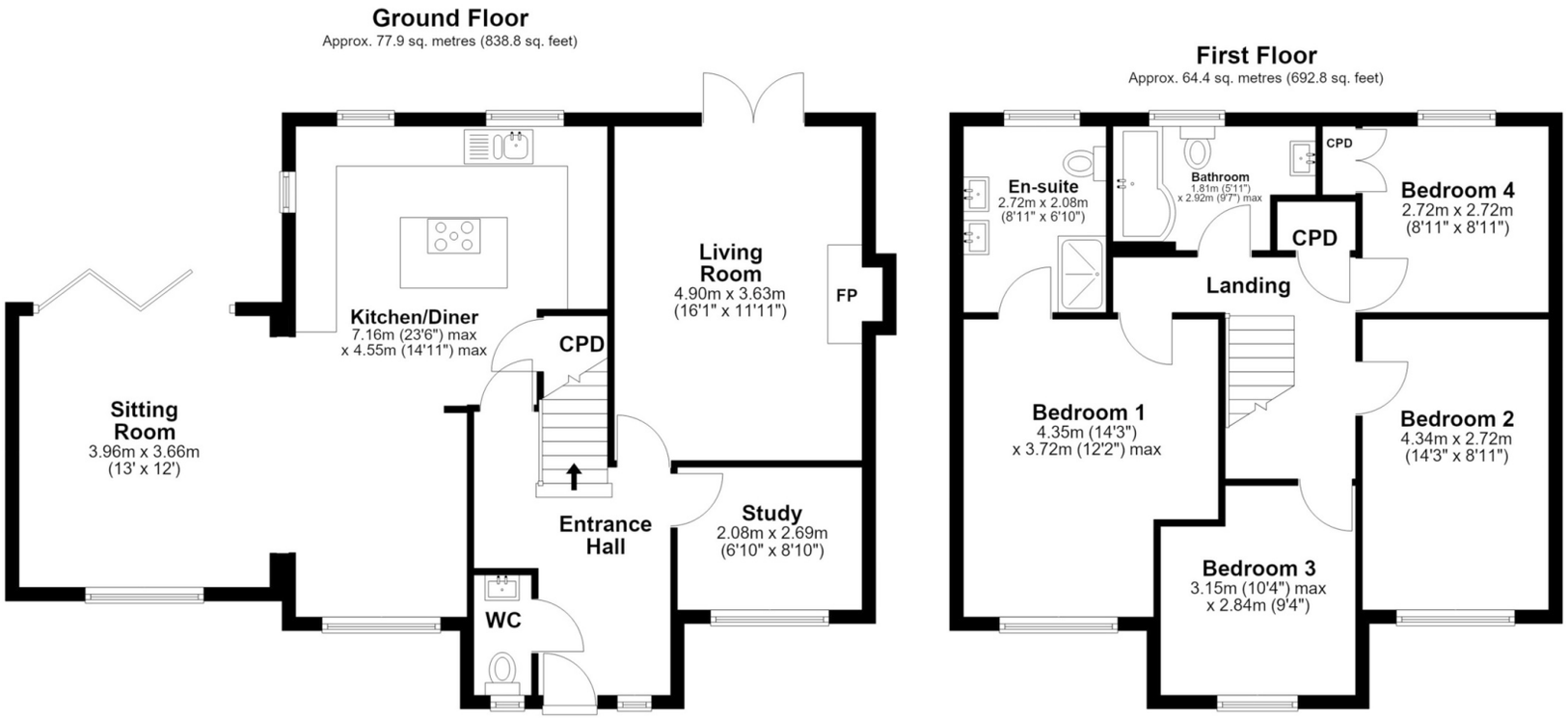












Total area: approx. 142.3 sq. metres (1531.5 sq. feet)

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