

5 Roman Road,

Welton, LN2 3RJ

Book a Viewing!

£335,000

Immaculately presented Four Bedroom Detached Family Home offering spacious and thoughtfully improved accommodation throughout. The property has been exceptionally well maintained by the current owners and benefits from a fantastic sun room extension, a modern kitchen installed in 2022 and well proportioned living accommodation ideally suited to modern family life. The accommodation comprises of an Entrance Hall, Lounge, Kitchen/Diner, Sun Room, Utility Room, WC, Four Double Bedrooms, En-Suite Shower Room, Family Bathroom, Garage and Gardens to the front and rear.





5 Roman Road, Welton, Lincoln, LN2 3RJ







LOCATION

Roman Road is situated within the ever-popular village of Welton, one of Lincolnshire's most sought-after residential locations. The village enjoys an excellent range of amenities including a Co-op, local shops, public houses, cafés, medical facilities and highly regarded schooling, making it particularly popular with families.

Welton offers a strong community atmosphere whilst remaining conveniently positioned for access into Lincoln. The village benefits from excellent schooling, including Welton St Mary's Academy and the highly regarded William Farr School, attracting buyers from across the county.

Lincoln city centre is easily accessible and provides an extensive range of shopping, leisure and cultural attractions, together with rail links and transport connections. Combining village charm with everyday convenience, Welton continues to be one of the area's most desirable places to live.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall accessed via a glazed entrance door, with laminate flooring, radiator and staircase rising to the first floor landing.









LOUNGE
15' 1" x 10' 8" (4.6m x 3.25m) A spacious front facing reception room with UPVC window to the front aspect, radiator and attractive wall panelling.
Laminate flooring continues throughout, creating a stylish and modern finish.

KITCHEN/DINER
18' 4" x 9' 4" (5.59m x 2.84m) Refitted in 2022, the kitchen is fitted with a comprehensive range of base and wall mounted cupboard units complemented by quality work surfaces. Features include a Belfast sink with mixer tap, integrated dishwasher, generous pantry storage, space for a fridge/freezer and ample room for a family dining table. A UPVC window overlooks the rear garden, whilst tiled flooring continues throughout the space. The room flows seamlessly into the sun room, creating a fantastic open-plan arrangement for modern living.

SUN ROOM
8' 10" x 8' 5" (2.69m x 2.57m) A superb addition to the property, creating valuable additional living space overlooking the garden. Featuring a full UPVC surround, vaulted ceiling with Velux windows, spotlights, laminate flooring and electric underfloor heating, the room enjoys an abundance of natural light. Double doors and an additional side access door open directly onto the garden.

UTILITY ROOM
Fitted with additional storage units and work surfaces together with a stainless steel sink. There is space and plumbing for a washing machine, tiled flooring and a wall mounted gas boiler. A door provides direct access outside.

WC
Fitted with a WC and wash hand basin.
Further benefits include tiled flooring, radiator, extractor and frosted window to the side aspect.

FIRST FLOOR LANDING
Providing access to all four double bedrooms and the family bathroom. The landing also benefits from loft access and a useful built-in storage cupboard housing the hot water cylinder.

BEDROOM 1
13' x 9' 5" (3.96m x 2.87m) A generous front facing double bedroom with UPVC window, radiator and built-in sliding door wardrobe storage.
The room benefits from direct access to the en-suite shower room.

EN-SUITE
Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin.
Further benefits include tiled splashbacks, vinyl flooring, heated towel radiator, extractor and frosted UPVC window.

BEDROOM 2
12' 11" x 10' 9" (3.94m x 3.28m) A second front facing double bedroom with UPVC window and radiator.









BEDROOM 3
13' 10" x 7' 11" (4.22m x 2.41m) A rear facing double bedroom overlooking the garden, with UPVC window and radiator.

BEDROOM 4
10' 2" x 7' 11" (3.1m x 2.41m) A further double bedroom with UPVC window to the rear aspect and radiator.

BATHROOM
Fitted with a three piece suite comprising bath with shower attachment and mains shower over, WC and wash hand basin. Further benefits include tiled splashbacks, flooring, heated towel radiator, extractor, LED mirror and frosted UPVC window.

OUTSIDE
To the front of the property is an attractive frontage incorporating mature planting, driveway parking for two vehicles and a covered entrance porch. There is direct access to the garage together with gated access leading to the rear garden.

The rear garden has been thoughtfully landscaped and incorporates a paved patio area, raised decking, mature borders and secure fenced boundaries. Further benefits include outside lighting, an external power socket and outside tap, making the space ideal for both entertaining and day-to-day family use. Access is available down both sides of the property.

GARAGE
18' 1" x 10' 2" (5.51m x 3.1m) A single garage benefiting from lighting, electricity and a manual up-and-over door.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

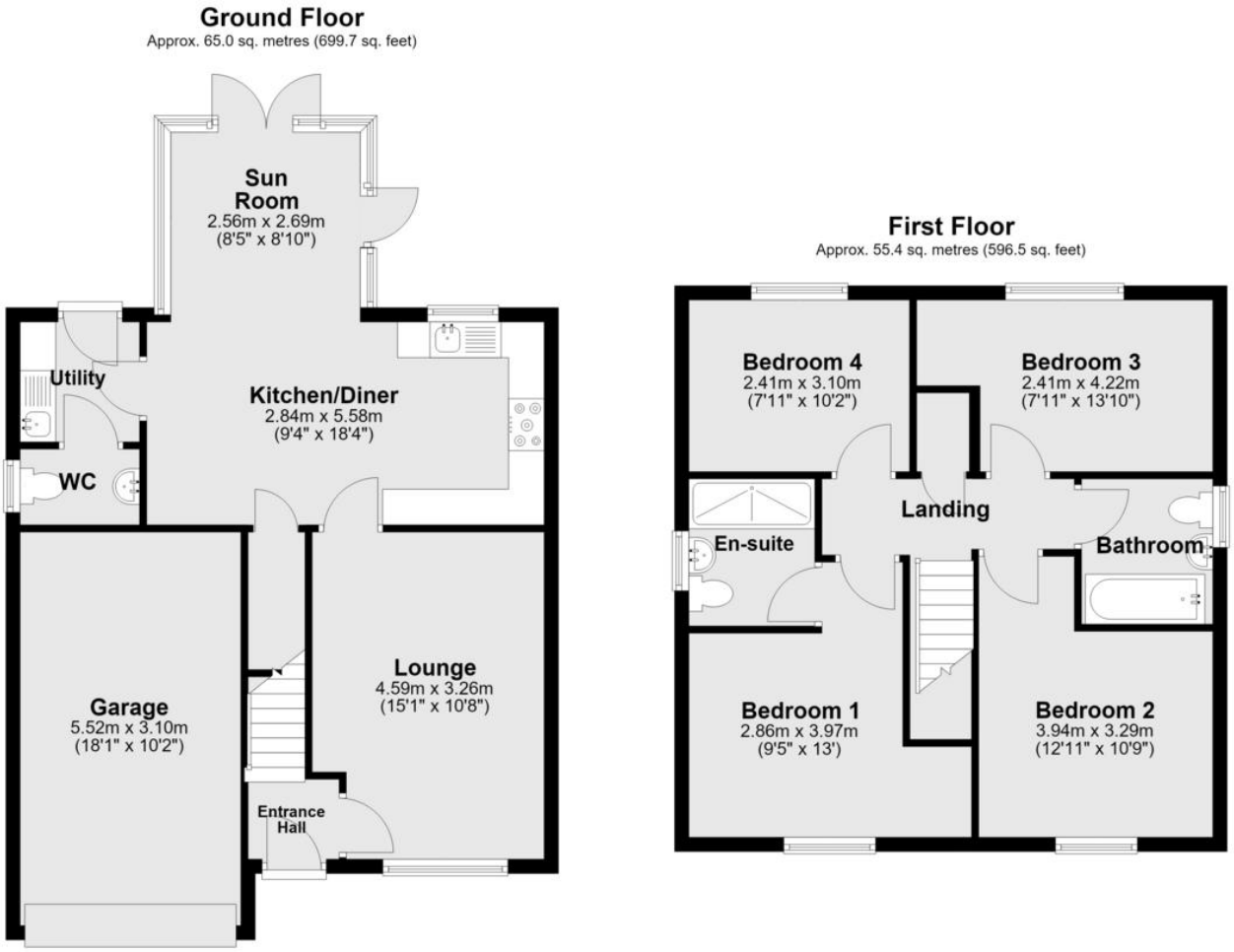
BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.







Total area: approx. 120.4 sq. metres (1296.2 sq. feet)

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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