



Ridge Close, Welton



4



2



3

Freehold

£450,000

 4  2  3

---

## Key Features

- Detached House
- Four Bedrooms
- Three Reception Rooms
- Private Garden
- Cul-de-sac Location
- Popular Village Location
- EPC rating D





Four Bedroom detached house, located in the highly sought after village of Welton. Within walking distance of local schools, doctors and shops. The property benefits from being in a cul-de-sac location.

Internally the house offers accommodation comprising of entrance hall, 22ft lounge, kitchen, dining room, office, utility room and WC to the ground floor. To the first floor there are four double bedrooms, all with built-in wardrobes an ensuite to master and a further family bathroom.

To the front of the property there is a driveway for up to four cars and a detached double garage. To the side and rear of the property there is a private landscaped garden with patio area and lawn.



### Entrance Hall

External door to front aspect and stairs to first floor.

### Lounge

20'0" x 11'7" (6.1m x 3.5m)

Window to front aspect, French doors to rear aspect. Feature fire place and radiator.

### Kitchen

10'7" x 10'5" (3.2m x 3.2m)

Window to rear aspect and fitted with a range of wall and base units with worktops over. Integrated oven and microwave, four ring gas hob with

extractor over, plumbing for dishwasher, sink with drainer and space for fridge freezer.

### Dining Room

17'3" x 9'9" (5.3m x 3m)

Bay window to rear aspect and radiator.

### Office

8'0" x 9'9" (2.4m x 3m)

Window to side aspect and radiator.

### Utility Room

5'5" x 7'1" (1.7m x 2.2m)

External door to side aspect and fitted with a range of wall and base units, plumbing for washing machine, space for tumble dryer and radiator.

### WC

4'0" x 7'1" (1.2m x 2.2m)

Window to side aspect and fitted with low level WC, wash hand basin and radiator.

### Landing

Access to loft and two large storage cupboards.

### Bedroom One

11'11" x 11'5" (3.6m x 3.5m)

Window to rear aspect, fitted wardrobes and radiator.

### En-suite

8'5" x 4'0" (2.6m x 1.2m)

Window to rear aspect and fitted with shower cubicle, wash hand basin, low level WC and radiator.



### Bedroom Two

11'6" x 9'10" (3.5m x 3m)

Window to front rear aspect, built in wardrobes and radiator.

### Bedroom Three

8'0" x 11'9" (2.4m x 3.6m)

Window to front aspect, built in wardrobes and radiator.

### Bedroom Four

7'9" x 8'6" (2.4m x 2.6m)

Window to front aspect, built in wardrobes and radiator.

### Bathroom

8'5" x 6'11" (2.6m x 2.1m)

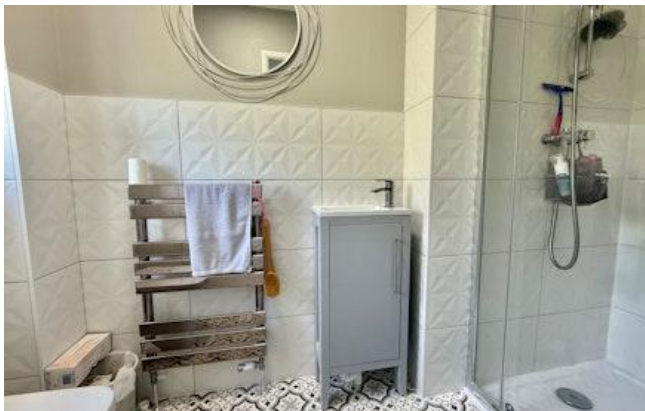
Window to rear aspect and fitted with walk in shower, wash hand basin, low level WC and radiator.

### Outside

To the front of the property there is detached double garage with driveway for up to four cars. To the rear of the property there is an enclosed private landscaped garden with large patio area and lawned garden.

### Agent Note

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.





Floorplan



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Newton Fallowell Lincoln

01522 516590  
lincoln@newtonfallowell.co.uk