



**25 Sudbeck Lane, Welton,  
Lincoln, LN2 3JF**



Book a Viewing!

**£650,000**

Situated in an enviable tucked away position within the highly sought after village of Welton, this individually designed Three Bedroom Detached Bungalow offers spacious and versatile living accommodation finished to an exceptional standard throughout. The property boasts a light and airy Entrance Hall, a formal Lounge with log burner and a stunning Open Plan Living Kitchen Diner, ideal for modern family living. There are three generous Double Bedrooms, all benefiting from En-suite Facilities, along with a useful Utility Room and ample First Floor Office/Hobbies Room. Occupying a generous plot of approximately 0.34 acres (STS), the property is complemented by a large gravelled driveway, double garage and beautifully landscaped gardens, featuring well stocked flowerbeds, a tucked away patio with cottage garden charm, and a splendid enclosed rear garden. Viewing is highly recommended to fully appreciate all that this exceptional home has to offer.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – B

**COUNCIL TAX BAND** – E.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Welton is a popular village which lies to the north of the historic Cathedral and University City of Lincoln. The village has a wide range of local amenities including schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.



## ACCOMMODATION

### ENTRANCE HALL

A bright and airy entrance hall featuring a vaulted ceiling, three Velux windows, Karndean flooring with underfloor heating and spotlights.

### LOUNGE

14' 9" x 13' 10" (4.51m x 4.22m) With double glazed sliding patio doors leading onto the rear garden, feature log burner, underfloor heating and spotlights.

### OPEN PLAN LIVING KITCHEN DINER

25' 8" x 20' 8" (7.83m x 6.31m) An impressive open plan living space featuring a contemporary kitchen fitted with a modern range of wall and base units, complemented by Quartz worktops. The kitchen includes an undermount sink with side drainer and mixer tap, twin eye level electric ovens and a five ring gas hob with extractor hood above. Integrated appliances include a dishwasher and tall fridge. The space is finished with Karndean flooring with underfloor heating, spotlights and two Velux windows that flood the room with natural light. Additional light is provided by a double glazed window to the side aspect, while two sets of double glazed sliding patio doors open to the front aspect and rear garden, creating a bright and seamless indoor-outdoor flow.



### UTILITY ROOM

8' 5" x 9' 0" (2.58m x 2.76 m) With spaces for washing machine, tumble dryer and freezer, stainless steel sink with side drainer and mixer tap over, Karndean flooring with underfloor heating, spotlights and door to the garden.

### CLOAKS CUPBOARD

With wall mounted gas fired central heating boiler and water softener.

### INNER HALLWAY

With staircase to the first floor, loft access point to boarded loft space with pull down ladder and lighting, Karndean flooring with underfloor heating and spotlights.



### BEDROOM 1

14' 6" x 12' 7" (4.44m x 3.85m) With three double glazed windows to the front and side aspects, underfloor heating and spotlights.

### EN-SUITE SHOWER ROOM

7' 4" x 6' 11" (2.25m x 2.11m) Fitted with a modern three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls and flooring, underfloor heating, chrome towel radiator, Velux window, double glazed window to the front aspect and spotlights.

### BEDROOM 2

13' 3" x 13' 0" (4.04m x 3.98m) With double glazed window to the rear aspect, underfloor heating and spotlights.





#### EN-SUITE BATHROOM

7' 6" x 6' 10" (2.31m x 2.10m) Fitted with a modern three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, tiled walls and flooring, underfloor heating, chrome towel radiator, Velux window and spotlights.

#### BEDROOM 3

13' 3" x 12' 11" (4.04m x 3.96m) With double glazed window to the side aspect, understairs storage cupboard, underfloor heating and spotlights.

#### JACK AND JILL SHOWER ROOM

7' 9" x 6' 4" (2.38m x 1.95 m) Fitted with a modern three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls and flooring, underfloor heating, chrome towel radiator, Velux window, double glazed window to the rear aspect and spotlights.

#### FIRST FLOOR LANDING

With spotlights.

#### HOME OFFICE/HOBBIES ROOM

32' 9" x 12' 7" (10.00m x 3.86m) A fantastic attic space which could make a superb home office, hobbies room or cinema room, with three Velux windows, two radiators, spotlights and access to an additional storage room.

#### OUTSIDE

Set within a generous and tucked away plot of approximately 0.34 acres (STS), the property is approached via a long gravelled driveway, providing ample off street parking for multiple vehicles and access to the double garage. The garage is well equipped with twin electric roller doors to the front, twin up-and-over doors opening to the rear garden, a covered side personnel door, light and power. To the front, there is an attractive garden featuring well stocked flowerbeds with a variety of mature shrubs. To the side, a patio seating area adjoins a cottage style garden, thoughtfully planted with herbs, fruit bushes and shrubs. The enclosed rear garden is predominantly laid to lawn and enjoys a high degree of privacy. It features a patio seating area, mature shrubs and beautifully stocked flowerbeds, along with a garden shed, potting shed, and greenhouse - ideal for keen gardeners.



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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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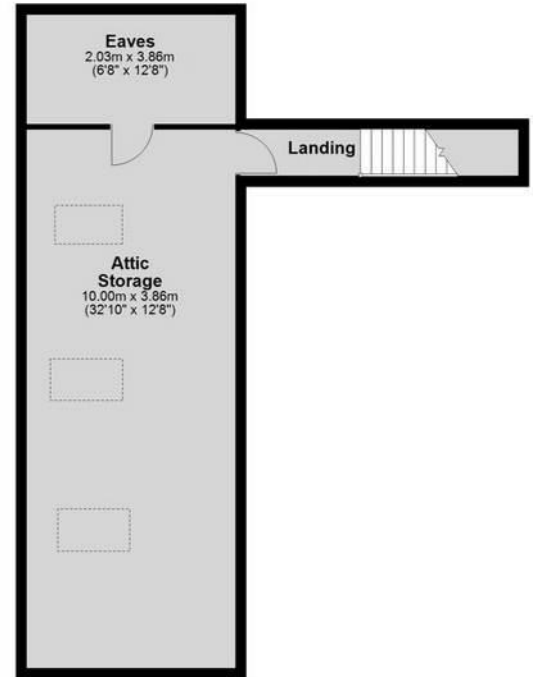
### Ground Floor

Approx. 158.2 sq. metres (1702.9 sq. feet)



### First Floor

Approx. 51.3 sq. metres (552.6 sq. feet)



Total area: approx. 209.5 sq. metres (2255.5 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

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