



- Detached Family Home
- Attractive Corner Plot
- Family Bathroom, En-Suite & WC
- Well-Presented Throughout

- Four Double Bedrooms & Study
- Modern Kitchen/Diner
- Double Garage & Driveway
- Popular Village Location

Roman Road, Welton, LN2 3RJ
£460,000





Starkey&Brown are delighted to offer for sale this impressive four-bedroom detached family home, built by Linden Homes in approximately 2018 and enjoying a particularly attractive position within the popular village of Welton, set directly alongside a play park, making this an excellent choice for growing families. Having been exceptionally well maintained by the current owners, the property offers well presented and spacious living throughout, allowing the next owners to move straight in and enjoy. The property is approached via a generous entrance hall, providing a welcoming introduction to the home and access to the principal living spaces. There is a generous lounge measuring over 19ft in length, with French doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces. The kitchen diner provides an excellent heart to the home, with a range of integrated appliances and ample space for a dining table and entertaining. There is also a separate utility room, providing useful additional workspace and storage, along with a downstairs WC. Completing the ground floor is a separate study, positioned to the front aspect and benefiting from a pair of windows, making this an ideal home office, study space or quiet area for working from home. To the first floor are four genuinely well-proportioned double bedrooms, providing excellent flexibility for a family, guests or those requiring additional office space. The master bedroom is particularly impressive, measuring over 18ft, and benefits from a private en-suite shower room. A separate three-piece family bathroom serves the remaining bedrooms. Outside, the property continues to impress. The rear garden is a particularly attractive size, being predominantly laid to lawn with a patio seating area providing the perfect space for outdoor dining, entertaining or relaxing during the warmer months. The garden also wraps around the rear of the double garage, creating a generous and versatile outside space which is larger than might initially be expected. To the front is a tarmac driveway providing ample off-street parking for multiple vehicles, leading to the property's double garage, offering excellent secure parking, storage and further flexibility. The property occupies a fantastic position within Welton, particularly well suited to families with the play park immediately alongside. Welton is a highly regarded and well-established village offering an excellent range of everyday amenities, including local shops, village facilities and regular bus services. For families, the property is conveniently positioned for Welton St Mary's Church of England Primary Academy, whilst William Farr Church of England Comprehensive School is also within the village. Council tax band: E. Freehold.



Access through uPVC door leading into:

Entrance Hall

Carpeted staircase to the first floor, understairs cupboard, and a radiator. Access leading into:

Living

19' 9" x 12' 7" (6.02m x 3.83m)

Having uPVC double-glazed window to the front aspect, French doors leading out to the rear, carpeted and a radiator.

Kitchen Diner

18' 2" x 12' 0" (5.53m x 3.65m)

Having a range of matching base and wall units with countertops, integrated appliances including a dishwasher, a fridge freezer, and a stainless steel sink with mixer tap, wall-mounted boiler, an electric oven with four-ring gas hob and overhead extractor fan, tiled floor, a uPVC double-glazed window to the side aspect, French doors leading to the rear garden, two radiators and space for a dining table.

Utility Room

Having base units, stainless steel sink with mixer tap, space for a washing machine, integrated tumble dryer, uPVC door to the rear, tiled flooring and an extractor fan.

WC

Low-level WC, wash hand basin, frosted double-glazed window to the side aspect, tiled flooring, a radiator and an extractor fan.

Study

9' 1" x 8' 11" (2.77m x 2.72m)

Having uPVC double-glazed windows to the front and side aspects, carpeted and a radiator.

First Floor Landing

Having a storage cupboard, an airing cupboard housing the hot water tank, loft access, carpeted, and a radiator.

Bedroom 1

18' 9" x 12' 3" (5.71m x 3.73m)

Having a uPVC double-glazed window to the side aspect, carpeted, and a radiator. Access to:

En-Suite

Three-piece suite comprising low-level WC, wash hand basin, double shower cubicle, tiled flooring, partially tiled walls, wall-mounted mirror storage, a frosted double-glazed window to the rear, extractor fan and a radiator.

Bedroom 2

15' 3" x 8' 8" (4.64m x 2.64m)

Having a uPVC double-glazed window to the front and side aspects, carpeted and a radiator.

Bedroom 3

11' 8" x 10' 2" (3.55m x 3.10m)

Having a uPVC double-glazed window to the front aspect, carpeted and a radiator.

Bedroom 4

11' 8" x 10' 5" (3.55m x 3.17m)

Having a uPVC double-glazed window to the rear aspect, carpeted and a radiator.

Family Bathroom

Three-piece suite comprising panelled bath with overhead shower, wash hand basin, low-level WC, tiled flooring, frosted double-glazed window to the front aspect, a radiator and a wall-mounted mirror storage.

Outside Front

Tarmac drive, pathway leading to the front door and slate chippings to the side. Access to:

Double Garage

Having an up-and-over door, full power, and electrics.

Outside Rear

Wrapped around the garage. Mostly laid to lawn, with a patio seating area, side gate, and fully fenced.





GROUND FLOOR
962 sq. ft. (89.4 sq.m.) approx.



1ST FLOOR
797 sq. ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 1759 sq.ft. (163.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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