



Reed Lane, Welton



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£415,000

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## Key Features

- Detached House
- Four Bedrooms
- Two En-suites, Family Bathroom & Downstairs WC
- Garage/Storage & Driveway
- Popular Village Location
- 30ft\* Kitchen Diner Living Area
- EPC rating B





Well presented and spacious four bedroom detached home located in the highly sought after village of Welton. Perfectly positioned within walking distance of the village's excellent range of amenities, including a Co-op food store, local shops, cafes, traditional pubs, pharmacy, doctors' surgery, library, village hall, St Mary's Primary Academy and the highly regarded William Farr Secondary School.

The Accommodation on offer consists of Entrance Hall, Bay Fronted Lounge, 30ft\* Kitchen Diner Living Area, Utility and WC to the ground floor. To the first floor there are Four Double Bedrooms with En-suite to Two and Family Bathroom. Externally the property offers a driveway with room for up to four cars and garage storage space. To the rear of the property there is an enclosed lawned garden with patio area and Cabin currently being used as a home office. The property further benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

### Entrance Hall

With entrance door, stairs to the first floor and storage cupboard.

### WC

With a low level wc, wash hand basin and radiator.

### Lounge

16'0" x 13'0" (4.9m x 4m)

With a bay window to the front aspect and radiator.

### Kitchen Diner

31'2" x 12'4" (9.5m x 3.8m)

With two windows to the rear aspect and patio doors leading to the rear garden. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor hood and breakfast bar.

### Utility Room

6'3" x 5'6" (1.9m x 1.7m)

With a door leading to the rear garden, fitted with wall and base units with worktops over.

### Landing

With stairs to the ground floor and storage cupboard.

### Bedroom One

15'0" x 13'0" (4.6m x 4m)

With a window to the front aspect, en-suite and radiator.

### En-Suite

With a window to the side aspect, enclosed shower, low level wc, wash hand basin and radiator.

### Bedroom Two

12'4" x 11'3" (3.8m x 3.4m)

With a window to the rear aspect, en-suite and radiator.





### En-Suite

With a window to the front aspect, enclosed shower, low level wc, wash hand basin and radiator.

### Bedroom Three

11'4" x 10'5" (3.5m x 3.2m)

With a window to the rear aspect and radiator.

### Bedroom Four

11'3" x 7'6" (3.4m x 2.3m)

With a window to the rear aspect and radiator.

### Bathroom

With a window to the front aspect, panelled bath with shower over, low level wc, wash hand basin and radiator.

### Cabin/Office

18'1" x 12'8" (5.5m x 3.9m)

With windows to the front and side aspects and patio doors.

### Garage

8'1" x 4'3" (2.5m x 1.3m)

With an up and over door, power and lighting.

### Outside

To the front of the property there is a lawned garden and driveway with room for up to four cars and garage storage. To the rear of the property there is an enclosed lawned garden with patio and cabin currently being used as a home office.



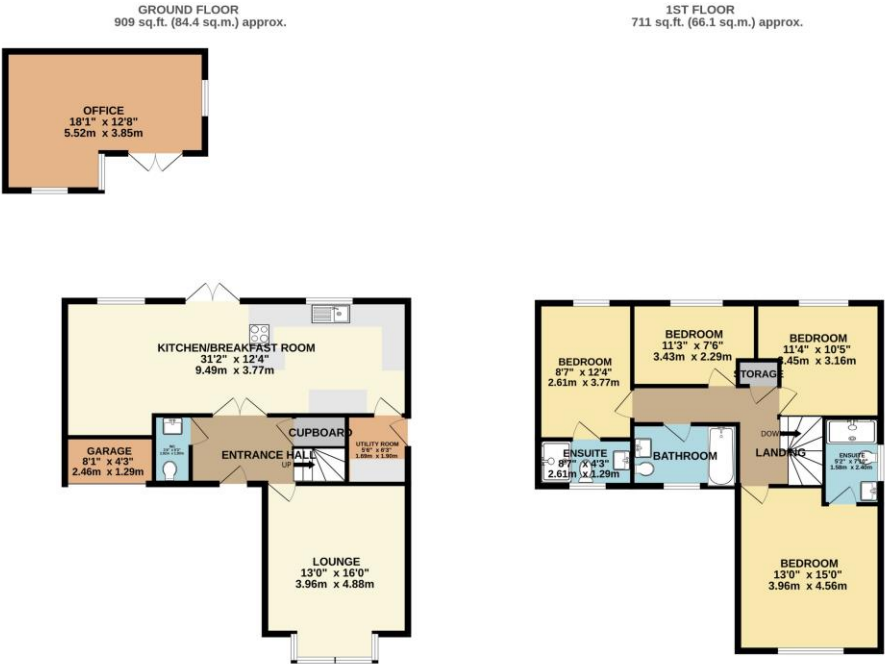
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Floorplan



REED LANE, WELTON, LN2 3DU

TOTAL FLOOR AREA : 1620 sq.ft. (150.5 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

