



BY DESIGN

Owls End

Welton, Lincoln, Lincolnshire LN2 3BF

Exclusive four-bedroom detached home within a private development

Situated in a tranquil and prime position in the highly sought-after village of Welton, this impressive residence is located within a private and exclusive development of just three luxury homes and extends to nearly 2,500 sq ft. With its exceptional combination of traditional and wood-clad modular design, it offers a superb opportunity to acquire an outstanding four-bedroom, two-bathroom home, finished to an impeccable standard throughout. Externally, the property benefits from a Brazilian inspired decked sun terrace, lawned gardens, a detached double garage with electric doors, and a spacious driveway providing parking for six vehicles. Two sets of bi folding doors create a seamless connection between the interior and exterior, enhancing the sense of space and light.











Accommodation

In greater detail, the accommodation is entered via a hallway, with stairs leading to the first-floor landing. Internal Oak doors provide access to the following rooms: A standout feature is the impressive open-plan family dining kitchen, fitted with a bespoke Italian kitchen and a range of quality Miele appliances, including two ovens, a steam oven, and a warming drawer. There is a central breakfast island with Silestone work surfaces, incorporating a Miele hob and an inset sink unit with boiling water tap. Additional appliances include a fridge/freezer and dishwasher. Finished with tiled flooring, the space enjoys triple-aspect views and two sets of bi-folding doors, which, as part of the modular design, seamlessly open to create a wonderful space that connects the interior with the Brazilian-inspired decking.

In addition, the ground floor accommodation is further enhanced by a spacious lounge with dual-aspect views, a family room with views to the front aspect, and a home office. The ground floor is complemented by a utility room and a cloakroom/WC.

The first-floor landing leads to four double bedrooms and two bathrooms. The primary suite enjoys a window to the front aspect, air conditioning, fitted wardrobes and a modern en suite shower room. Bedrooms two, three and four are all doubles and enjoy a modern, quality family bathroom. It should be noted that bedrooms two and three benefit from fitted wardrobes.

Externally, the property is accessed via a shared private driveway, leading to a spacious driveway that provides off-street parking for several vehicles. A Brazilian-inspired decked patio creates a tranquil space, with raised borders and complemented by lawned gardens enclosed by tall perimeter fencing. The property further benefits from external lighting and a detached garage with electric doors, subject to a number of uses and subject to the necessary requirements and checks.











Location, Schooling and Services

Welton is a popular and well-connected village situated around five miles from Lincoln. The village has a strong community feel and a broad selection of amenities that cater for everyday needs.

At its centre, you'll find a range of facilities including a Co-op with post office, pharmacy, GP surgery, dental practice, convenience stores, cafés, takeaways and a traditional butcher, alongside a hardware shop, library, village hall and places of worship. The Black Bull public house is a well-known local landmark and long-standing favourite within the village and boutique coffee shops.

The area is particularly well suited to families, with schooling available locally at St Mary's Church of England Primary Academy and the highly regarded William Farr Church of England Comprehensive School. In addition, nearby options include St Chad's Primary School in Dunholme and other well-regarded village primary schools in the surrounding area, with further independent schooling available in Lincoln.

Leisure and recreation are well catered for, with a variety of facilities including a sports field, football pitches, skate park, children's play area and bowling green, as well as riding stables and a golf centre of excellence nearby. There is also a strong community network within the village, offering clubs and activities for all ages.

The centre of Lincoln, located approximately five miles away, is a historic yet vibrant city, home to its magnificent cathedral and castle set high on the hill, alongside cobbled streets, independent shops, galleries and museums, including the popular Bailgate area. The city also offers two universities and a full range of amenities expected of a major regional centre. For travel further afield, there are frequent direct trains from Lincoln to London King's Cross, with journey times of around two hours.

Services: Mains gas, electric, water and drainage

Local Authority: West Lindsey District Council

Tenure: Freehold

Council Tax Band: E | Epc Rating: D | Sat Nav: LN2 3BF









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National audience

local knowledge