



- Detached Family Homes
- 5 Spacious Bedrooms
- Approximately 2,000 Sq Ft
- Double Garage & Driveway
- 21'9" Lounge & Dining Room
- Kitchen, Breakfast Kitchen & Utility
- Family, Friendly Rear Garden
- Walking Distance To William Farr CofE School
- Chain Free

Kings Way, Welton, LN2 3FQ
£475,000



Starkey&Brown is delighted to offer for sale this substantial 5 bedroom detached family home situated within the popular village of Welton. Being within an easy walk of all the essential amenities that Welton has to offer such as Co-op food store, doctors surgery, a regular bus service and William Farr CofE school, the property is ideally located for family life.

The home itself comprises of accommodation over 2 floors and measuring over 2000sq ft. Upon entering the property you are welcomed by a large entrance hall which gives access to two reception rooms, a downstairs WC, a kitchen and a breakfast room. The lounge measures 21'9" and has views over the rear garden, whilst the dining room also comes with a bay arrangement featuring patio doors overlooking the rear garden. The kitchen has a range of fitted units and integrated appliances, which leads onto a cosy breakfast room. Completing the ground floor is a downstairs WC and a utility room.

Rising to the first floor there is a generous landing which gives access to the 5 bedrooms. The master bedroom featuring it's own dressing room and en-suite shower room. There are 3 further double bedrooms with built-in wardrobes and a 5th bedroom which measure 11'6" x 7'6". All the bedrooms benefit from a four-piece family bathroom suite.

To the rear of the property there is an enclosed garden which comes with a lawned area and a mature shrub perimeter, a patio seating arrangement and being mostly laid to lawn for a family, friendly environment.

To the front of the property there is driveway parking for multiple vehicles and access to a double garage. The home is completed with double-glazing and gas central heating throughout.

For further details and viewing requests please contact Starkey&Brown. Council tax band: F. Freehold.



Entrance Hall

Having an understairs storage cupboard, a radiator, access to a downstairs WC, and a uPVC double-glazed door to the front aspect and a uPVC double-glazed window to the front aspect.

Downstairs WC

Having a pedeatal hand wash basin unit, a radiator, a low-level WC, an extractor unit, and a coved ceiling.

Lounge

20' 9" x 11' 6" (6.32m x 3.50m)
Having a uPVC double-glazed sliding door to the rear aspect leading to the rear garden, a uPVC double-glazed window to the front aspect, 2 radiators, and a coved ceiling.

Kitchen

11' 5" x 13' 7" (3.48m x 4.14m)
Having a range of base and eye-level units with counter worktops, integrated appliances such as a fridge, a double-oven, a dishwasher, a gas hob, sink and drainer unit, and tiled floor finish. A uPVC double-glazed window to the front aspect and a coved ceiling. Access to:

Breakfast Room

8' 3" x 8' 2" (2.51m x 2.49m)
A uPVC double-glazed bay window to the rear aspect, a radiator, coved ceiling, and tiled floor finish. Access to:

Utility Room

9' 0" x 7' 6" (2.74m x 2.28m)
Having a tiled floor finish, base level units with space and plumbing for appliances, a uPVC double-glazed window to the side aspect, a uPVC external door to the side aspect with internal access to the garage, and a radiator.

Dining Room

11' 3" x 13' 7" plus bay (3.43m x 4.14m)
Having a radiator, coved ceiling, double-glazed wood-framed bay arrangement with double doors leading to the rear garden.

First Floor Landing

Having loft access, an airing cupboard, a storage cupboard, a radiator, and a uPVC double-glazed window to the front aspect.

Master Bedroom

11' 6" x 13' 8" (3.50m x 4.16m)
Having a uPVC double-glazed window to the rear aspect, a radiator, and coving. Access to:

Dressing Area

Having built-in twin wardrobes and a uPVC double-glazed window to the side aspect. Access to:

En-Suite

6' 8" x 7' 6" (2.03m x 2.28m)
Having a corner shower cubicle, a chrome heated hand towel rail, a vanity unit, a uPVC double-glazed obscured window, and an extractor unit.

Bedroom 2

12' 5" x 11' 6" (3.78m x 3.50m)
Having a uPVC double-glazed window to the front aspect, a radiator, and a built-in wardrobe.

Bedroom 3

11' 6" x 13' 7" (3.50m x 4.14m)
Having a uPVC double-glazed window to the rear aspect and a radiator.

Bedroom 4

11' 3" x 11' 8" (3.43m x 3.55m)
Having a uPVC double-glazed window to the rear aspect, a radiator, and a built-in wardrobe.

Bedroom 5

11' 6" x 7' 6" (3.50m x 2.28m)
Having a uPVC double-glazed window to the front aspect and a radiator.

Bathroom

7' 5" x 8' 4" (2.26m x 2.54m)
Having a 4-piece suite comprising a bathtub, a corner shower cubicle, a low-level WC, a vanity hand wash basin unit, and a uPVC double-glazed obscured window to the side aspect.

Garage

16' 10" x 17' 6" (5.13m x 5.33m)
Having 2 up and over doors, power and lighting. Window to the side aspect.

Outside Rear

Mostly lawned with mature shrubs and a fenced perimtiers, a paved patio area, external water source and side access leading to the front of the property

Outside Front

Having driveway parking for multiple vehicles, a lawned front garden and access to the front door.





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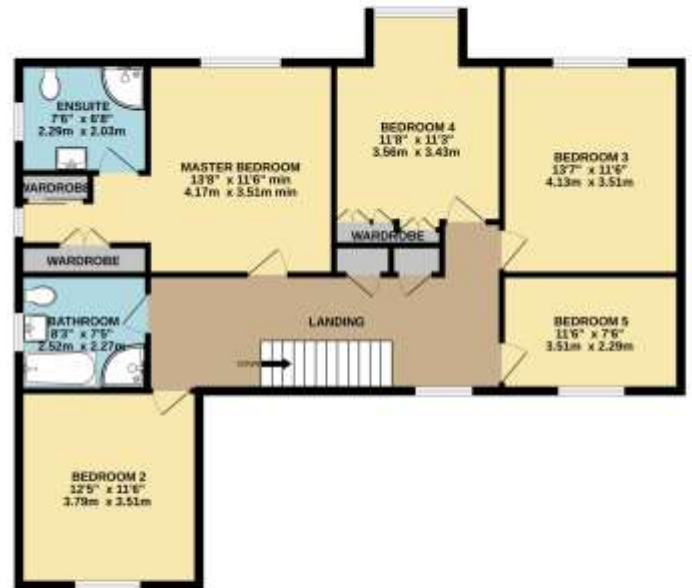


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GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



1ST FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 2222 sq.ft. (206.4 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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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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