



5 Fishponds Way  
Welton, Lincoln

**BROWN & CO** JH Walter







## 5 Fishponds Way, Welton, Lincoln, LN2 3RR

An excellently presented and extended modern detached family home situated in the highly sought after and well served village of Welton.

The property comprises of an entrance hall, WC, living room, study, open plan living / dining room, sun room and utility to the ground floor, along with master bedroom with en-suite, three further double bedrooms and bathroom to the first floor.

Outside to the front is a lawned garden and driveway which leads to a garage. To the rear is an enclosed lawned garden with patio and decking areas.



### ACCOMMODATION

#### Ground Floor

##### Entrance Hall

Front entrance door, storage cupboard, stairs rising to first floor, radiator.

##### WC

WC, wash basin, radiator.

##### Living Room

Double glazed box window to front, built in electric app controlled flame effect fire, two radiators.

##### Study

Double glazed window to front, radiator.

##### Kitchen / Dining Room

Double glazed window to rear, one and a half drainer sink inset to preparation worktops, matching base and eye level storage units, integrated oven with induction hob and extractor hood, integrated dishwasher and fridge, radiator, opening into the sun room.

##### Utility

Side entrance door, worktop, base level storage units, space and plumbing for washing machine, wall mounted boiler.

##### Sun Room

Double glazed windows to rear, bi-folding doors opening to rear garden, vaulted ceiling with Velux window, radiator.

#### First Floor

##### Landing

Airing cupboard, loft access, radiator.

##### Bedroom One

Double glazed window to front, fitted wardrobes

##### En-Suite

Double glazed window to front, vanity wash basin, WC, double shower cubicle, heated towel rail.

##### Bedroom Two

Double glazed window to front, fitted wardrobes

##### Bedroom Three

Double glazed window to rear, fitted wardrobes

##### Bedroom Four

Double glazed window to rear, fitted wardrobes

##### Bathroom

Double glazed window to rear, WC, pedestal wash basin, bath with wall mounted shower unit over and glazed shower screen, heated towel rail.

##### Outside

To the front is a lawned garden and driveway which leads to a garage with up and over door. Gated side access leads to an enclosed rear garden which is mainly laid to lawn with patio and decking areas providing pleasant seating options.







LOCATION

Welton is situated 6 miles North of the Historic Cathedral City of Lincoln with a regular bus service to and from the village from the City.

The village offers an excellent range of amenities including a Co-op, newsagents, doctors, dentists, the Black Bull public house, Sports & Social Club, golf course, three coffee shops, butchers, and various takeaways including Chinese, Indian, pizza and fish & chips.

There is also Welton St Marys Academy Primary School and the highly regarded William Farr C of E Comprehensive secondary school, as well as pre-school options.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band D

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble  
01522 504304  
lincolncitycentre@brown-co.com

6/9/25, 10:59 AM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

5 Fishponds Way  
Welton  
LINCOLN  
LN2 3RR

Energy rating  
**B**

Valid until:  
21 July 2029

Certificate number:  
2328-3012-7333-5861-5934

Property type  
Detached house

Total floor area  
126 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a **score**. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		84 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

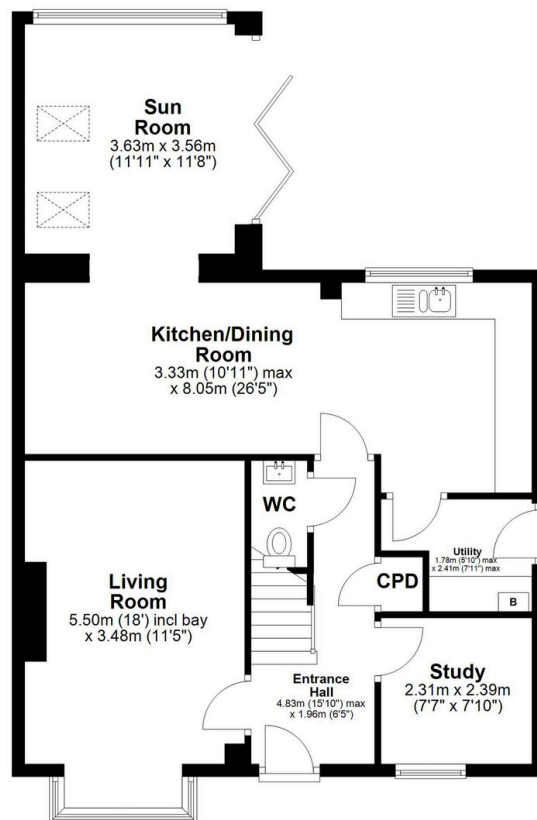
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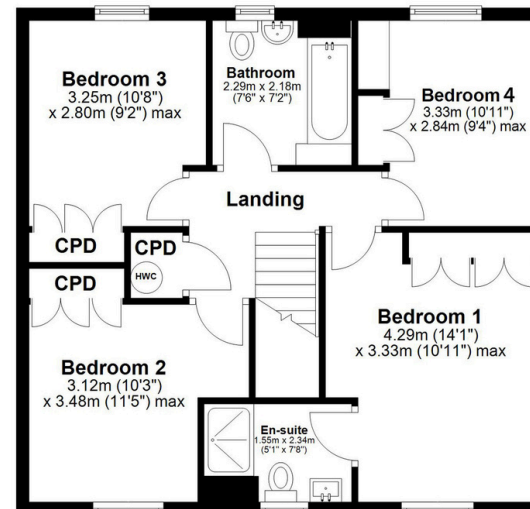
## Ground Floor

Approx. 75.4 sq. metres (811.6 sq. feet)



## First Floor

Approx. 61.4 sq. metres (660.7 sq. feet)



Total area: approx. 136.8 sq. metres (1472.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

**5 Fishponds Way, Welton**

## IMPORTANT NOTICES

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