



14a Norbeck Lane  
Welton, Lincoln

**BROWN & CO**



## 14a Norbeck Lane, Welton, Lincoln, LN2 3JP

A rare opportunity to acquire a detached bungalow offering exceptional potential, complete with planning permission for both an extension and loft conversion to create a 3 / 4 bedroom dwelling.

Set along a quiet and attractive lane, the property enjoys a peaceful setting while remaining just a short distance from the heart of the highly sought-after village of Welton. This desirable location provides a blend of rural tranquillity and convenient access to the village's amenities, making it an ideal prospect for those looking to create a bespoke home in a premium area.



### CURRENT ACCOMMODATION

#### Living Room

Entrance door to front, two double glazed window to sides, doors to kitchen and bedroom, loft access, two radiators.

#### Bedroom

Double glazed window to front, radiator.

#### Kitchen/Diner

Two double glazed windows to rear, double glazed window to side, stainless steel drainer sink, worktops, base and eye level storage units, integrated oven and hob with extractor over, tiled splash backs, radiator.

#### Utility

Entrance door to rear, worktop, base and eye units, spaces for washing machine and tumble dryer, tiled splash backs, radiator, door to shower room, arch opening into kitchen / dining room.

#### Shower Room

Double glazed window to side, WC, vanity wash basin, shower cubicle,.

### Outside

The property is accessed via driveway providing useful off street parking, lawned gardens run to the front, side and rear of the property and there is a shed.

### PLANNING PERMISSION

West Lindsey District Council granted planning permission on 06/04/2021 for a loft conversion and two storey rear extension. Planning no 142240. For more information please contact the selling agent.

### PROPOSED ACCOMMODATION

The proposed accommodation comprises of a kitchen, utility, bathroom, family / dining room, study / play room, bedroom and sitting room to the ground floor, along with two bedrooms and a WC to the first floor.

### LOCATION

Welton is a highly regarded and picturesque village located approximately six miles north of Lincoln, combining attractive rural surroundings with an excellent range of local amenities. The village has a long and rich history, with origins dating back over a thousand years.

At the heart of Welton is its traditional village centre, characterised by stone-built period properties clustered around a green, alongside the scenic Welton Beck. The village is known for its strong sense of community and offers a wide selection of services, including shops, cafés, pubs, a health centre, and everyday essentials. It also benefits from an excellent range of schools, including the well-regarded William Farr C of E Comprehensive School.

Welton also enjoys a variety of leisure and recreational facilities. These include local walking routes, welcoming pubs such as the historic Black Bull, and even an eighteen-hole golf course popular with residents and visitors alike. Community groups, clubs, and events thrive here, supported by an active parish council that helps maintain Welton's vibrant local life.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

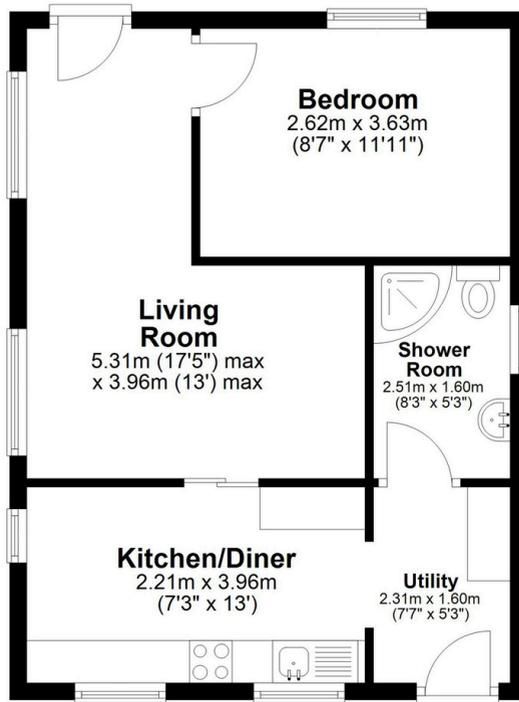
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## Ground Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



Total area: approx. 43.1 sq. metres (463.6 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.

## 14a Norbeck Lane, Welton

### IMPORTANT NOTICES

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**Brown&Co**  
5 Oakwood Road | Lincoln | LN6 3LH  
T 01522 504 304  
E lincolnresidential@brown-co.com

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

### Energy performance certificate (EPC)

14a, Norbeck Lane Welton LINCOLN LN2 3JP	Energy rating <b>C</b>	Valid until: 30 September 2029
		Certificate number: 0960-2860-7317-8971-5661

Property type	Detached bungalow
Total floor area	44 square metres

#### Rules on letting this property

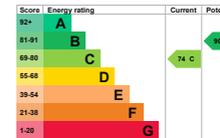
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0960-2860-7317-8971-5661?print=true>

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