



The Hardings, Welton



Offers Over £475,000

- Extended Detached House
- Four Bedrooms
- Two En-Suites, Family Bathroom and Downstairs WC
- Popular Village Location
- Ample Parking
- Landscaped Garden
- Freehold
- EPC rating C



EXTENDED DETACHED FOUR BEDROOM HOUSE located in the popular village of Welton. The property has been renovated and extended making a **SPACIOUS** open plan Kitchen living area to complement the separate 18ft* lounge.

The accommodation comprises Entrance Hall, WC, Lounge, Dining Room, Breakfast Kitchen, Utility Room and Sunroom to the ground floor. To the first floor there are Four Bedrooms with En-Suites to the Master and Bedroom Two and a further Family Bathroom. Outside the property to the front there is parking for up to Four Vehicles and EV Charging point. To the rear of the property there is an enclosed lawned garden with large patio area.

The property benefits from Gas Central Heating, uPVC Double Glazing throughout and being perfectly located within walking distance of the local Shops, Doctors, St Mary Primary School and the Highly Sought after Secondary School William Farr.



Entrance Hall

External door to front aspect, stairs to first floor and radiator.

WC 1.65m x 1m (5'5" x 3'4")

Window to front aspect and fitted with low level WC, wash hand basin and radiator.

Lounge 5.36m x 5.37m (17'7" x 17'7")

Two windows to front aspect, external door to rear aspect and radiator.

Breakfast Kitchen

Window to rear aspect and fitted with a range of wall and base units with granite worktops over, sink with drainer, integrated double oven, five ring gas hob with extractor over, integrated dishwasher, space for USA style fridge freezer and breakfast bar.

Dining Room 3.67m x 5.05m (12'0" x 16'7")

Bay window to front aspect and radiator.

Utility Room 2.57m x 2.82m (8'5" x 9'4")

Window to rear aspect, external door to side aspect and radiator. Fitted with a range of wall and base units with worktop over, sink with drainer, space and plumbing for washing machine and tumble dryer.

Sunroom 3.15m x 3.79m (10'4" x 12'5")

Window to rear aspect, Bi-Folding doors to side aspect and radiator.

Landing

Access to roof space.

Bedroom One 5.42m x 5.7m (17'10" x 18'8")

Windows to front aspect, fitted wardrobes and radiator.

En-Suite One 2.85m x 1.18m (9'5" x 3'11")

Window to rear aspect and fitted with his and hers sinks with vanity unit under, walk in shower, low level WC and radiator.

Bedroom Two 2.45m x 3.55m (8'0" x 11'7")

Window to front aspect, fitted wardrobes and radiator.

En-Suite Two 2.47m x 0.91m (8'1" x 3'0")

Window to side aspect and fitted with shower cubicle, low level WC, wash hand basin and radiator.

Bedroom Three 3.4m x 3.05m (11'2" x 10'0")

Window to rear aspect and radiator.

Bedroom Four 2.46m x 2.59m (8'1" x 8'6")

Window to front aspect and radiator.

Family Bathroom 2.45m x 1.81m (8'0" x 5'11")

Window to rear aspect and fitted with spa bath, low level WC, wash hand basin and radiator.

Outside

To the front of the property there is a block paved driveway with parking for up to four vehicles and EV charging point. To the rear of the property there is an enclosed garden laid to lawn with spacious patio.

Agent Note

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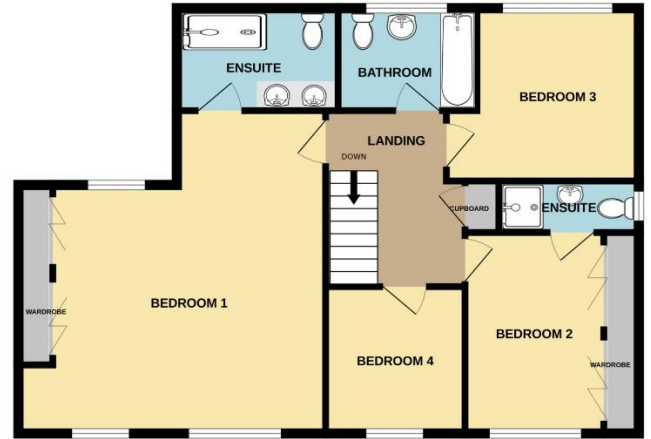




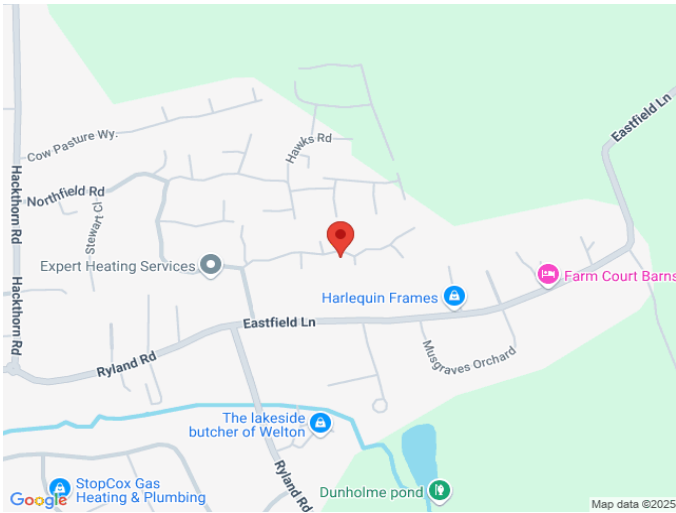
GROUND FLOOR



1ST FLOOR



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		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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