



Apple Tree Cottage Manor Lane,
Welton



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£345,000

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Key Features

- Detached Cottage
- Three Bedrooms
- Sought After Location
- Close To Amenties
- Driveway & Mature Garden
- Two Reception Rooms
- EPC Rating D





Spacious and beautifully presented, this charming Three Bedroom Cottage is full of character and enjoys a desirable position in the highly sought after village of Welton. Ideally located within walking distance of a range of local amenities, including shops, schools, pubs, cafes and picturesque countryside walks, the property offers the perfect balance of village living and everyday convenience.



The property also boasts attractive front and rear gardens, together with a private driveway providing off road parking for up to three vehicles. With generous accommodation, characterful features and an enviable village setting, this delightful cottage would make a wonderful family home.



With generous accommodation, characterful features and an enviable village setting, this delightful cottage would make a wonderful family home. The accommodation on offer consists Breakfast Kitchen, Dining Room, Lounge, Utility and WC to the ground floor. To the first floor there are Three Bedrooms with En-suite to the main and Family Bathroom. Externally the property offers a private front garden with apple trees and mature plants. To the rear there is a private courtyard garden with seating area.

The property further benefits from Gas Central Heating and uPVC Double Glazing.

Kitchen

11'1" x 9'7" (3.4m x 2.9m)

With windows to the front and side aspects and entrance door. Fitted with a range of wall and base units with worktops over, two storage cupboards, oven and induction hob with extractor hood, integrated dishwasher and radiator.

Utility Room

With a door to the rear garden, access to wc, space and plumbing for washing machine and radiator.

WC

With a window to the rear aspect, low level WC, wash hand basin and radiator.

Dining Room

17'1" x 14'2" (5.2m x 4.3m)

With windows to the front and rear aspects, stairs to the first floor and radiator.

Lounge

17'1" x 12'0" (5.2m x 3.7m)

With windows to the front and rear aspect, fireplace and radiator.

Landing

With a window to the rear aspect, stairs to the ground floor and airing cupboard.

Bedroom One

17'1" x 9'5" (5.2m x 2.9m)

With windows to the front and side aspects, en-suite and radiator.

En-Suite

With a low level wc, wash hand basin, enclosed shower and radiator.

Bedroom Two

13'1" x 9'4" (4m x 2.8m)

With a window to the front aspect, fitted wardrobe and radiator.

Bedroom Three

7'9" x 6'7" (2.4m x 2m)

With a window to the front aspect and radiator.

Bathroom

With a window to the front aspect, low level WC, vanity wash hand basin, panelled bath with shower over and heated towel rail.

Outside

To the front of the property there is a private lawned garden with apples trees and mature plants and driveway with ample parking. To the rear of the property there is an enclosed private courtyard garden with seating area.

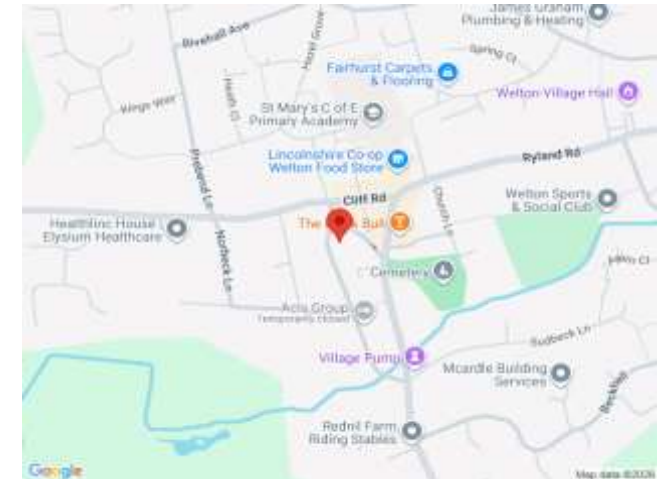
Agents Note

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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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