



5 The Eshings
Welton, Lincoln

BROWN & CO



5 The Eshings, Welton, Lincoln, LN2 3FP

An excellently presented end-terrace home in the highly sought-after village of Welton.

The accommodation comprises an entrance hall, WC, living room and kitchen/dining room, with three bedrooms, including a principal bedroom with en-suite, and a family bathroom to the first floor.

Outside, there is driveway parking for two vehicles, an additional parking space nearby, and a low-maintenance landscaped rear garden with artificial lawn and paved patio.



ACCOMMODATION

Ground Floor

Entrance Hall

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

Living Room

Double glazed window to front, radiator.

WC

Obscure double glazed window to side, WC, vanity wash basin, tiled splash backs, radiator.

Kitchen / Dining Room

Double glazed window and door leading to rear garden, drainer sink inset to worktop, range of fitted storage units comprising cupboards and drawers, integrated oven with gas hob and extractor over, integrated dishwasher, tiled splash backs, space for fridge freezer and washing machine, radiator.

First Floor

Landing

Double glazed window to side, loft access, airing cupboard housing boiler and shelving, radiator.

Bedroom One

Double glazed window to front, built in wardrobes, radiator.

En Suite

Obscure double glazed window to front, WC, shower cubicle, wash basin, heated towel rail, tiled walls and flooring.

Bedroom Two

Double glazed window to rear, built in wardrobe, radiator.

Bedroom Three

Double glazed window to rear, built in wardrobe, radiator.

Bathroom

WC, pedestal wash basin, bath with wall mounted shower attachment, radiator, tiled flooring and splash backs.

Outside

To the front is a block paved driveway providing parking for two vehicles and there is a further parking space nearby. To the rear is a low maintenance enclosed landscaped garden with large patio and artificial lawn. There is gated side access and a fenced perimeter.

SITUATION

Welton is a highly sought-after village located approximately six miles north of Lincoln.

The village is renowned for its excellent educational facilities, including the well-regarded William Farr Secondary School and St Mary's Primary School. Local amenities are plentiful, with a Co-op food store, Post Office, newsagents, butcher, various takeaways, doctors' surgery, dentist, veterinary practice, coffee shops, and a sports & social club. Welton is also home to the thriving Black Bull public house.

Recreational opportunities are extensive, with a local golf course, numerous sports clubs, and a regular bus service providing convenient access into Lincoln.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band B



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 & Co 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
lincolnresidential@brown-co.com

Energy performance certificate (EPC)

5, The Eslings
Wellton
LINCOLN
LN2 3PP

Energy rating
C

Valid until: 30 April 2028
Certificate number: 0345-2849-6968-9008-2165

Property type

Semi-detached house

Total floor area

89 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

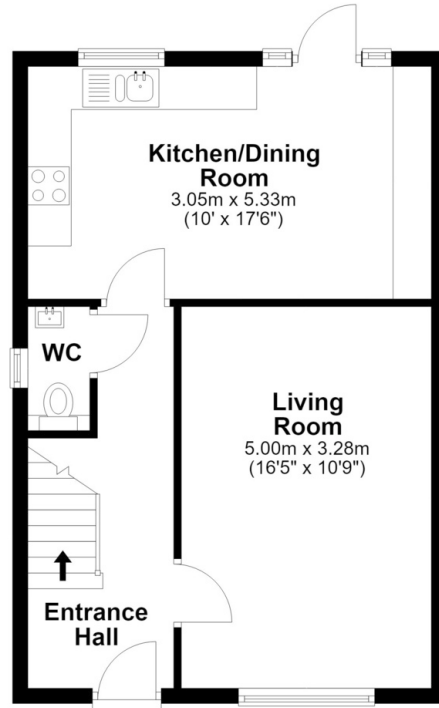
This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	95 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

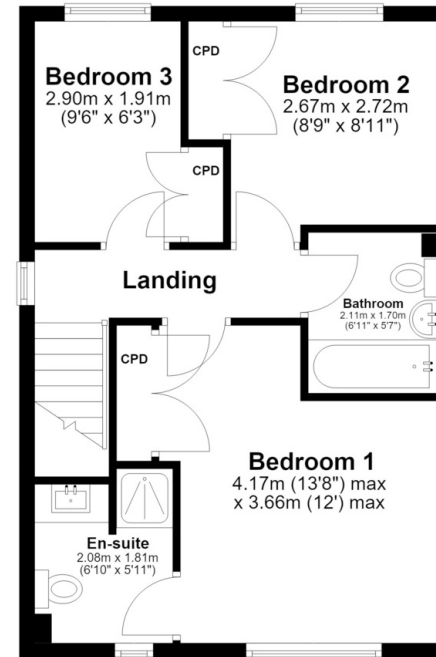
Ground Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



Total area: approx. 86.4 sq. metres (930.4 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 The Eshings, Welton

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