





- NO ONWARD CHAIN
- Extended Semi-Detached House
- Three Bedrooms
- Walking Distance To Superb Schooling
- Three Reception Rooms
- Kitchen Diner & Utility Room
- Garage, Driveway Parking
- Easy To Maintain Rear Garden

Brinkhall Way, Welton, LN2 3NS
£289,950

STARKEY & BROWN
YOUR LOCAL PROPERTY PEOPLE



Starkey & Brown are delighted to offer for sale this extended three-bedroom semi-detached house, made available for sale with NO ONWARD CHAIN. Due to its location, the property is within walking distance of superb schooling at both primary and secondary level, whilst also having quick access to all the essential amenities that Welton has to offer. Well known for its vibrant community, the village supports family living with a doctor's surgery, pharmacy, Co-op food store, public house, village playing field and a thriving community. The home itself has been extended, with the extension undertaken in the late 1990s, with all relevant paperwork and building regulations approved and signed off. The accommodation is arranged over two floors, with the ground floor comprising three reception rooms, including a lounge, family room/snug and dining room, whilst the property also boasts a kitchen diner with access to a separate utility room. Rising to the first floor are three generous bedrooms, all served by the family bathroom suite. Externally, the home benefits from an easy-to-maintain rear garden, garage and driveway parking for one vehicle. The property benefits from a gas central heating combination boiler, approximately three years old, located in the loft and serviced in 2026. The loft has been boarded. For further details, to arrange a viewing or make an enquiry, please contact Starkey & Brown. Council tax band: B. Freehold.










## Entrance Hall
With a front entrance door, stairs rising to the first floor, useful storage space, and access to the lounge and family room/snug.

## Family Room / Snug
10' 0" x 8' 11" (3.05m x 2.72m)
With French doors to the rear aspect, uPVC double-glazed window to the front aspect, and a single radiator.

## Lounge
13' 6" x 13' 4" (4.11m x 4.06m)
With a uPVC double-glazed window to the front aspect, single radiator, gas fireplace, coved ceiling, and archway leading through to the dining room.

## Dining Room
8' 11" x 7' 10" (2.72m x 2.39m)
With a coved ceiling and access through to the kitchen diner.

## Kitchen Diner
21' 4" max x 9' 3" (6.50m x 2.82m)
Fitted with a range of eye-level and base-level units with work surfaces, integrated appliances including an oven and dishwasher, and space and plumbing for further white goods. White goods may be included in the sale, subject to negotiation. Further features include two UPVC double-glazed windows, useful understairs storage, an external UPVC door leading to the rear garden, and access to the utility room.

## Utility Room
11' 4" x 6' 5" (3.45m x 1.95m)
Fitted with a range of eye and base-level units, space and plumbing for utility appliances, a sink and drainer unit, a skylight, and a single radiator. White goods may be included in the sale, subject to negotiation.

## First Floor Landing
With a uPVC double-glazed window to the side aspect, a useful airing cupboard currently utilised for linen storage, and access to the loft.

## Bedroom 1
16' 10" x 10' 0" (5.13m x 3.05m)
With two uPVC double-glazed windows to the front aspect, a single radiator, a coved ceiling, and a large storage cupboard.

## Bedroom 2
11' 5" x 9' 4" (3.48m x 2.84m)
With a uPVC double-glazed window to the front aspect, a single radiator and coved ceiling.

## Bedroom 3
11' 1" x 8' 5" (3.38m x 2.56m)
With a uPVC double-glazed window to the rear aspect, a single radiator, and a coved ceiling.

## Bathroom
5' 5" x 7' 9" (1.65m x 2.36m)
Fitted with a bathroom suite comprising a bathtub with a handheld shower attachment, low-level WC, and vanity wash hand basin unit. Further features include a heated towel rail, tiled walls, a coved ceiling, and a uPVC double-glazed obscured window to the rear aspect.

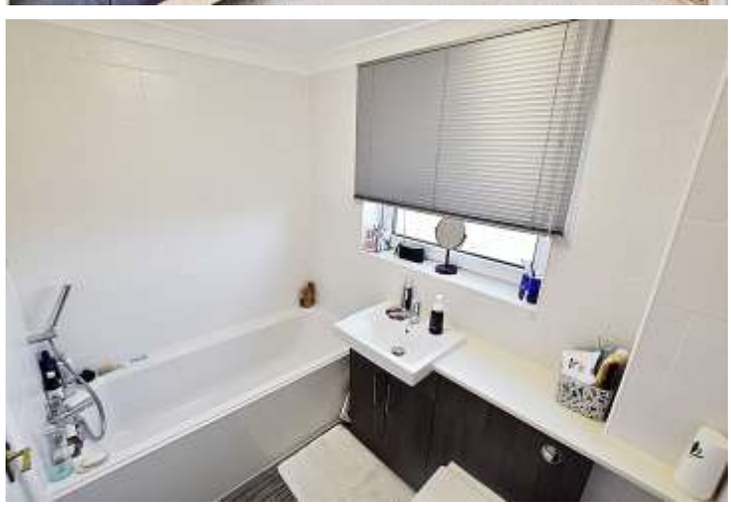
## Outside Front
A well-maintained front garden with a pathway leading to the front entrance door. Driveway parking is available immediately adjacent to or in front of the garage, providing off-road parking for one vehicle.

## Outside Rear
Enclosed by fenced boundaries and predominantly laid to lawn, with an external water supply.

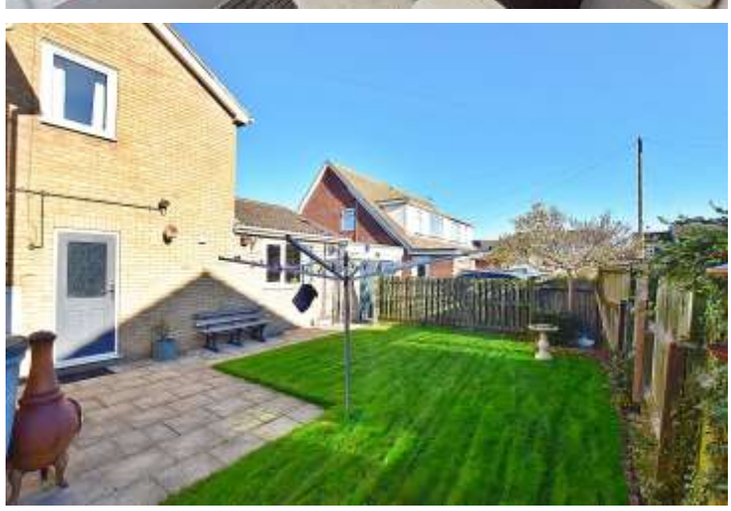
## Garage
With up-and-over door, power and lighting.









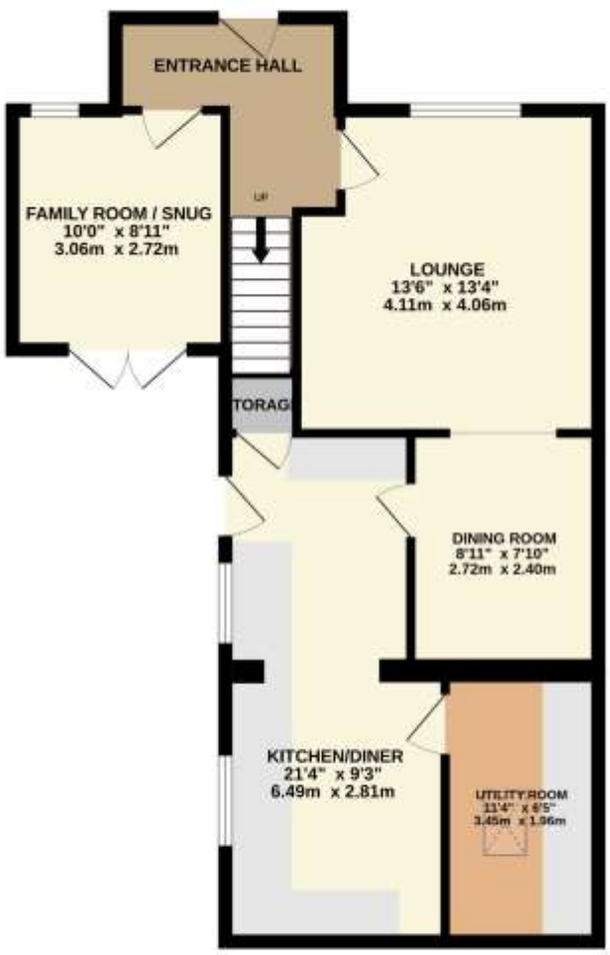


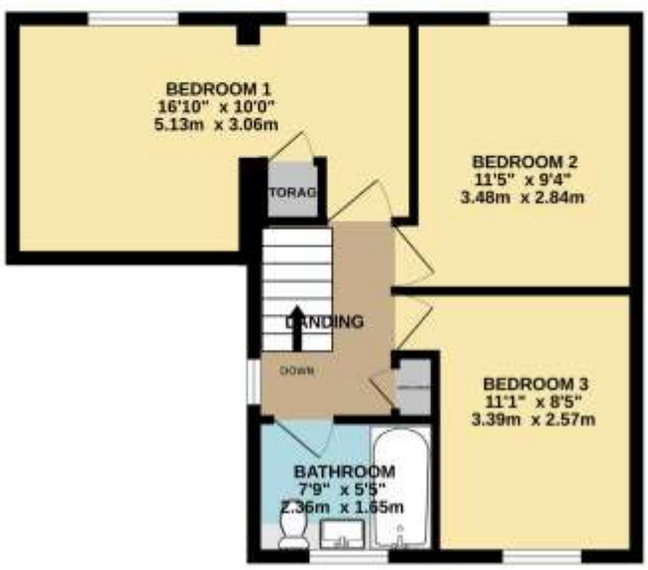




GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.




TOTAL FLOOR AREA : 1119 sq.ft. (104.0 sq.m.) approx.

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.
Made with Metropix ©2026

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.
Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk

www.starkeyandbrown.co.uk

STARKEY & BROWN
YOUR LOCAL PROPERTY PEOPLE