



Roselea Avenue, Welton



5



2



3

£435,000

- Detached House
- Five Bedrooms
- En-Suite, Bathroom and Downstairs WC
- Three Reception Rooms
- Popular Location
- Integral Garage & Driveway
- Freehold
- EPC Rating TBC



An impressive and spacious five bedroom detached family house, boasting three versatile reception rooms and a dedicated home office, situated on the ever popular Roselea Avenue in the highly sought after village of Welton.

Perfectly positioned within walking distance of a wide range of local amenities, including convenience stores, independent shops, cafes, traditional village pubs, a pharmacy, doctors' surgery and leisure facilities. The property is also conveniently located for highly regarded local schooling, including Welton St Mary's Primary Academy and William Farr Secondary School, making it an ideal choice for growing families.

Offering generous and flexible living accommodation, this substantial family home provides an excellent balance of space for everyday family life, entertaining and working from home.

Welton itself enjoys a thriving village community, beautiful surrounding countryside and convenient access to the historic Cathedral City of Lincoln.

The accommodation on offer comprises Entrance Hall, Lounge, Dining Room, Snug, Kitchen, Utility and WC to the ground floor. To the first floor there are Five Bedrooms with En-Suite to the main, Office and Family Bathroom. Externally the property offers a lawned garden, driveway with parking for four cars, leading to an integral single garage. To the rear of the property there is an enclosed lawned garden with patio.

The property further benefits from gas central heating and being sold with NO ONWARD CHAIN.





Entrance Hall

With the entrance door to the front aspect and stairs rising to the first floor.

Downstairs WC

4'11" x 3'0" (1.5m x 0.9m)

With a window to the front aspect, fitted with a low level wc and wash hand basin.

Lounge

15'3" x 13'1" (4.6m x 4m)

With a bay window to the front aspect, feature fireplace and radiator.

Dining Room

11'4" x 9'10" (3.5m x 3m)

With sliding doors to the rear aspect leading to the rear garden.

Kitchen

12'7" x 10'0" (3.8m x 3m)

With a window to the rear aspect, fitted with a range of wall and base units with worktops over, sink with drainer unit, electric oven and four ring gas hob.

Snug

15'8" x 9'10" (4.8m x 3m)

With a window to the rear aspect and sliding patio doors to the side aspect.

Utility Room

8'0" x 7'7" (2.4m x 2.3m)

With a window and external door to the side aspect, fitted with base units with worktops over, sink with drainer unit, space and plumbing for a washing machine.

Landing

With stairs to the ground floor, access to storage, airing cupboard and loft.

Bedroom One

13'10" x 12'2" (4.2m x 3.7m)

With a bay window to the front aspect, fitted wardrobes, access to the en-suite and radiator.

En-Suite

With a window to the side aspect, fitted with a low level wc, wash hand basin, shower and radiator.

Bedroom Two

11'11" x 8'7" (3.6m x 2.6m)

With a window to the rear aspect and radiator.

Bedroom Three

11'6" x 8'6" (3.5m x 2.6m)

With a window to the front aspect and radiator.

Bedroom Four

11'7" x 8'5" (3.5m x 2.6m)

With a window to the rear aspect and radiator.

Bedroom Five

8'4" x 7'11" (2.5m x 2.4m)

With a window to the rear aspect and radiator.

Office

10'11" x 8'0" (3.3m x 2.4m)

With a window to the front aspect, access to storage and radiator.

Bathroom

With a window to the side aspect, fitted with a low level wc, wash hand basin, panelled bath and shower.

Garage

16'5" x 7'11" (5m x 2.4m)

With an up and over door to the front aspect and personal door to the rear aspect leading to the utility room.





Outside

To the front of the property there is a lawned garden and driveway leading to the integral single garage.
To the rear of the property there is an enclosed lawned garden with patio.

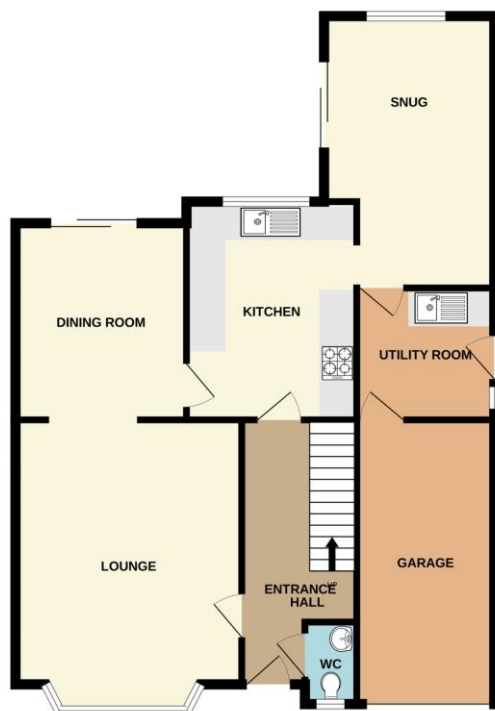
Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



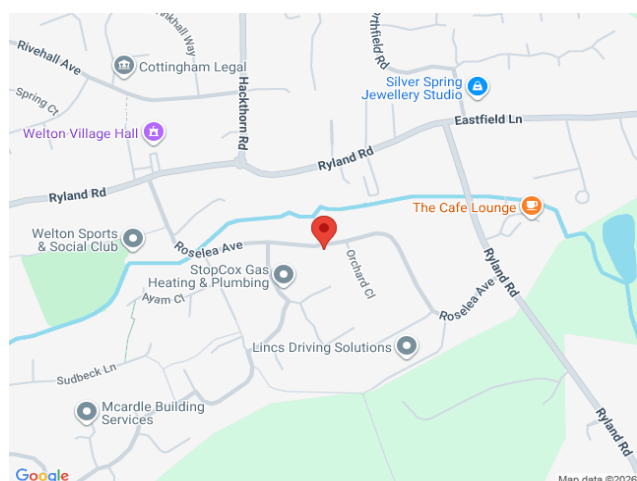
1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



FLOORPLAN

TOTAL FLOOR AREA : 1666 sq.ft. (154.8 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 ©2025



Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk