



- Energy Efficient Home
- Well-Presented Throughout
- Owned Outright Solar Panels
- Close To Local Amenities

- Four Bedrooms
- En-Suite To Master
- Driveway & Detached Garage
- Sought After Village Location

Halfpenny Close, Welton, LN2 3FH
£360,000





Starkey&Brown are delighted to offer for sale this four double bedroom detached family home positioned on Halfpenny Close within the sought after village of Welton. The property has spacious and well-balanced accommodation throughout and is a energy efficient home with an impressive EPC rating - A and owned outright solar panels. A comfortable living room, a kitchen diner overlooking the rear garden forming the heart of the home and an additional dining room/snug providing flexible living space. The ground floor is completed with a downstairs WC and a utility room. Rising to the first floor there are four generous bedrooms with the master bedroom benefitting from an en-suite shower room, along with a family bathroom. The property is presented good condition throughout and is ideal for modern family living. Externally the property enjoys a peaceful rear garden providing excellent outdoor space for relaxing and entertaining. To the front of the property there is a driveway providing off-street parking, along with a detached garage. Halfpenny Close is located within the highly regarded village of Welton providing a wide range of amenities including award winning schooling, shops, cafe's and transport links into Lincoln city centre. Council tax band: D. Freehold.



uPVC composite door leading to:

Entrance Hall

Laminate flooring, a radiator, coving, and a staircase rising to the first floor. Access into:

Kitchen Diner

15' 3" x 12' 0" (4.64m x 3.65m)

Having a range of base and eye level units with counter tops, space and plumbing for a dishwasher, a stainless steel sink with mixer tap, a 4-ring gas hob with an extractor, an integral electric oven, a uPVC double-glazed window to the front and side aspects, a radiator, laminate flooring, tiled splashback, LED lighting, and an understairs storage cupboard. Access to:

Dining Room/Snug

10' 8" x 8' 10" (3.25m x 2.69m)

Having a uPVC composite door leading to the rear with adjacent double-glazed windows, laminate flooring, coving, a radiator, and an internal double door leading into:

Living Room

16' 3" x 10' 8" (4.95m x 3.25m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, coving, and a radiator.

Utility

Wall units, space and plumbing for a washing machine, a wall-mounted boiler (4 years old), laminate flooring, and a uPVC door leading to the side of the property.

WC

Having a low-level WC, a wash hand basin, a frosted double-glazed window to the front aspect, laminate flooring, a chrome towel rail, and 2 fuse boards - 1 for the house and 1 for the solar panels.

First Floor Landing

Carpeted, loft access - central boarded, rafters have shelving, ladder, and lighting. LED lighting and an airing cupboard. Access to the bedrooms and the family bathroom.

Bedroom 1

14' 0" x 11' 0" (4.26m x 3.35m)

Having a uPVC double-glazed window to the front aspect, carpeted, and a radiator. Access to:

En-Suite

Three-piece suite comprising a low-level WC, corner shower cubicle with an electric shower, a wash hand basin, a uPVC frosted window to the front aspect, LED lighting, partially tiled walls, vinyl flooring, and a chrome radiator towel rail.

Bedroom 2

15' 2" x 8' 11" (4.62m x 2.72m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and LED lighting.

Bedroom 3

11' 6" x 7' 10" (3.50m x 2.39m)

Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.

Bedroom 4

11' 1" x 8' 8" (3.38m x 2.64m)

Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, and LED lighting.

Family Bathroom

Three-piece suite comprising a low-level WC, a wash hand basin, a panelled bath with overhead shower, a frosted double-glazed window to the rear, an extractor fan, and a wall-mounted mirror storage, mostly tiled walls, laminate flooring, a chrome radiator towel rail, and LED lighting.

Outside Front

Gravelled with a storm porch, block paved drive for multiple cars. Access to the garage.

Garage

Having up and over doors, power, and electricity.

Outside Rear

Patio and lawned areas, 2 timber-built sheds, mostly fenced surround with part brick border. outside tap, a decking area, and a variety of shrubs. Side access to the driveway.

Agents Note

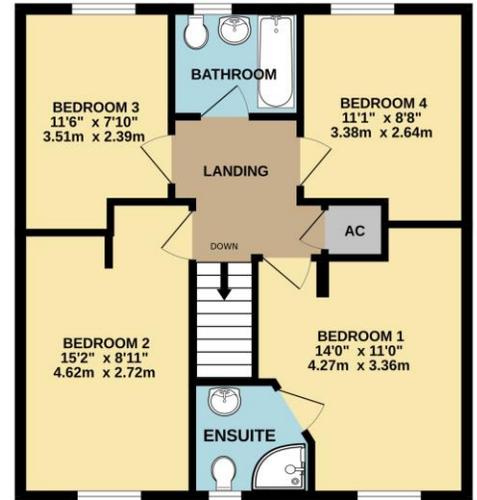
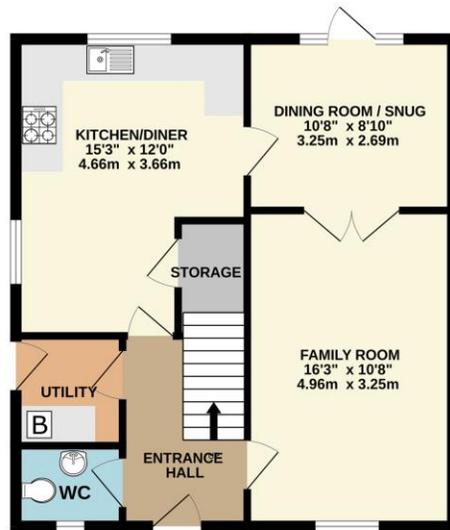
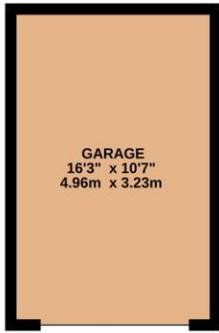
Ten-panel solar panels, owned outright installed in 2023. 5kw battery located in the attic.





GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.

1ST FLOOR
580 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 1321 sq.ft. (122.7 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.
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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.

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