NEWTONFALLOWELL

Meadow Way, Welton

4 2 3

£415,000

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Key Features

- Detached House
- Four Bedrooms
- En-Suite, Family Bathroom & WC
- Popular Village Location
- Three Reception Rooms
- Driveway & Double Garage
- EPC rating D

Well presented FOUR BEDROOM Detached House located in the highly sought after village of Welton. Perfectly positioned within walking distance of the local Doctors, Shops, Library, and Primary and Secondary Schools.

The accommodation on offer comprises Entrance Hall, WC, Living Room, Kitchen with Breakfast Area, Dining Room, Utility and Study to the the ground floor. To the first floor there are Four Double Bedrooms with En-suite to Main and Family Bathroom. Externally the property to the front there is a lawned garden, block paved driveway with room for three cars leading to integral double garage. To the rear of the property there is a lawned garden with large patio area.

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

Entrance Hall
Door to front aspect, stairs to first floor and laminate flooring.

Living Room
23'8" x 11'1" (7.2m x 3.4m)
Bay window to front aspect, patio doors into the conservatory, two radiatorsand electric fire within decorative surround.

Dining Room
13'0" x 8'5" (4m x 2.6m)
Window to front aspect and radiator.

Dining Kitchen
19'0" x 12'8" (5.8m x 3.9m)
Window and door to rear aspect. Fitted with a range of wall and base units with work surface and drainer sink unit over and island feature with breakfast bar. Fitted double oven, five burner gas hob and extractor hood. Radiator.

Conservatory
12'0" x 11'2" (3.7m x 3.4m)
Brick base and uPVC construction with tiled flooring and French doors to side aspect.

Study
8'7" x 7'7" (2.6m x 2.3m)
Window to rear aspect and radiator.

Utility Room
8'1" x 7'5" (2.5m x 2.3m)
Door and window to side aspect and personal door into the garage. Fitted with base unit, work surface and drainer sink unit. Space and plumbing for washing machine and tumble dryer. Radiator. Wall mounted gas central heating boiler.

WC
Fitted with a low level wc, wash hand basin and radiator.

Landing
Built in storage cupboard.

Bedroom One
12'10" x 12'5" (3.9m x 3.8m)
Window to front aspect, built in wardrobes and radiator.

Ensuite
Window to front aspect. Fitted with a low level wc, wash hand basin and shower cubicle. Part tiled walls and radiator.

Bedroom Two
11'4" x 11'3" (3.5m x 3.4m)
Bay window to front aspect, radiator and built in storage cupboard.

Bedroom Three
12'4" x 8'9" (3.8m x 2.7m)
Window to rear aspect and radiator.

Bedroom Four
9'8" x 8'2" (2.9m x 2.5m)
Window to rear aspect, built in wardrobes and radiator.

Bathroom
8'7" x 5'8" (2.6m x 1.7m)
Window to rear aspect. Fitted with a low level wc, wash hand basin with vanity unit and panelled bath with shower and glazed shower screen. Tiled walls and flooring and radiator.

Double Garage
17'7" x 17'3" (5.4m x 5.3m)
Power and lighting and personal door into the utility room.

Outside

To the front of the property is a block paved driveway and a lawned garden with various flowers and shrubs. Gated side access leads to the enclosed rear garden. The rear garden is lawned with a paved patio seating area and outside tap.

Agents Note

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Floorplan

3 MEADOW WAY, WELTON, LN2 3QH

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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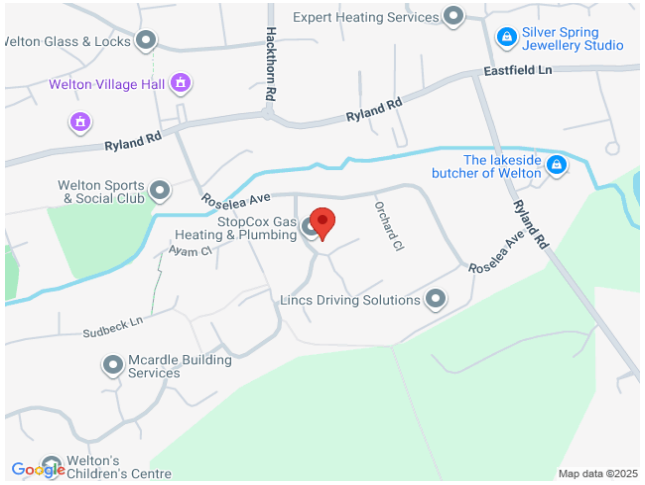

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