



Nutkin Cottage, 15 Sudbeck Lane
Welton, Lincoln

BROWN & CO



Nutkin Cottage, 15 Sudbeck Lane, Welton, Lincoln, LN2 3JF

A rare opportunity to acquire a charming period cottage set within a generous ¼-acre plot on one of the village's most desirable lanes, just a short distance from the centre.

The accommodation comprises a welcoming living/dining room, breakfast kitchen, study, conservatory, ground-floor bedroom, and bathroom. To the first floor, there are three further well-proportioned bedrooms.

Outside, the property is approached via a spacious driveway offering ample off-road parking and leading to a substantial four-bay garage. The mature lawned garden is a particular feature, providing excellent outdoor space and enjoying a delightful outlook backing onto the village beck.



ACCOMMODATION

Ground Floor

Lounge

Two windows and entrance door to front, door to study, stairs rising to first floor, storage cupboard, beams to ceiling, fireplace, two radiators.

Study

Two windows to side, radiator.

Inner Hallway

Storage cupboard.

Breakfast Kitchen

Windows to side and rear, entrance door to rear, beams to ceiling, AGA, Belfast sink, worktops with below storage cupboards and drawers, spaces for cooker, washing machine, dishwasher, tumble dryer and fridge freezer.

Bedroom Four

Window to rear, beams to ceiling, radiator.

Bathroom

Window to rear, WC, bidet, bath, twin wash basins with below vanity storage, shower, radiator, beams to ceiling.

Window to rear

Conservatory

Accessed externally, French doors to side and rear, radiator, tiled flooring.

First Floor

Landing

Bedroom One

Windows to front, side and rear, built in wardrobes, radiator.

Bedroom Two

Windows to side and rear, two radiators.

Bedroom Three

Windows to front and side, radiator.

Outside

The property is accessed via a driveway which runs along the side of the property to a spacious parking area to the rear of the property and leads to a large detached four bay garage. Beyond this is a generous lawned garden which backs onto the village beck.

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 E

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 and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 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.

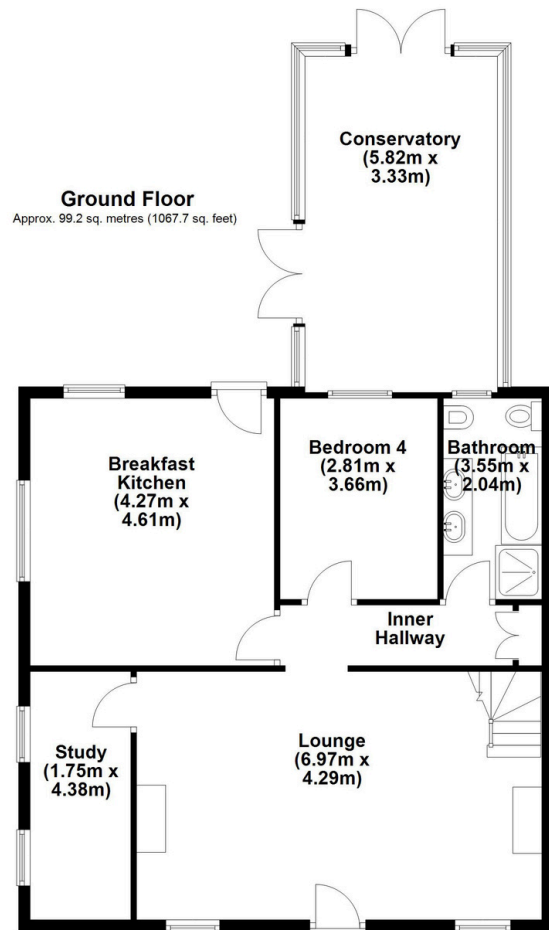
AGENT

James Drabble

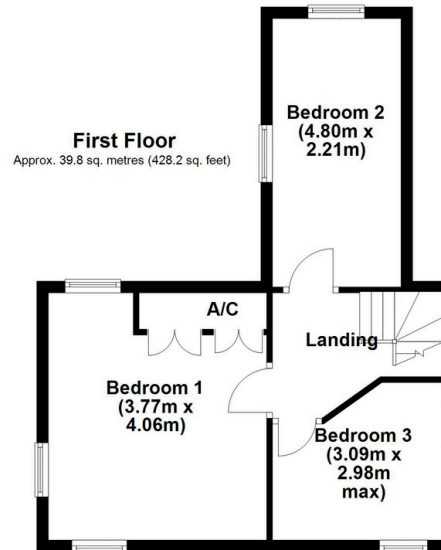
01522 504304

lincolncitycentre@brown-co.com





Ground Floor
Approx. 99.2 sq. metres (1067.7 sq. feet)



First Floor
Approx. 39.8 sq. metres (428.2 sq. feet)

Total area: approx. 139.0 sq. metres (1495.9 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Energy performance certificate (EPC)

15 Sutebeck Lane Walton LINCOLN LN2 3JF	Energy rating F	Valid until: 12 March 2036
		Certificate number: 8436-6027-3600-0977-0292

Property type	Detached house
Total floor area	118 square metres

Rules on letting this property

! You may not be able to let this property

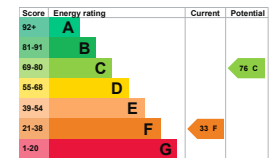
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be C.

[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

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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