



89 Harvey Park,
Welton, LN2 3DZ



[Book a Viewing!](#)

Offers in Excess of £460,000

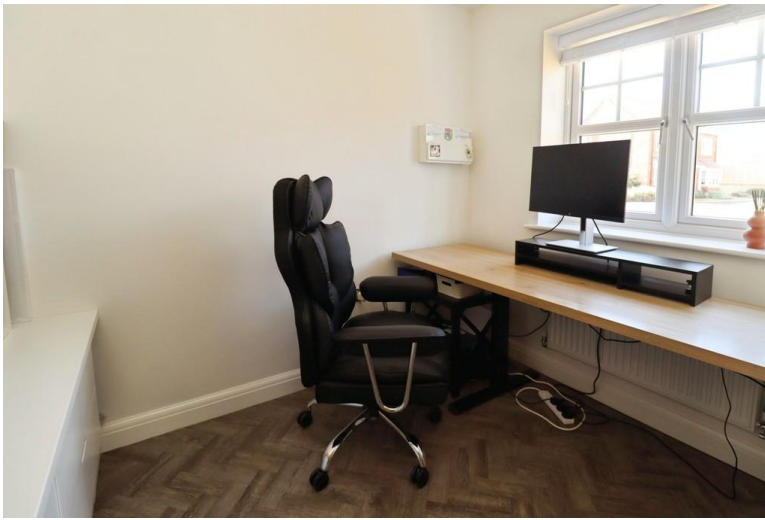
Located in the highly sought after village of Welton, an immaculate and spacious Four Bedroom Detached Family Home, built by the award winning Beal Homes in 2022. The property offers generous, high specification living accommodation with a quality finish throughout, combining contemporary style with practical family living. The impressive accommodation briefly comprises a welcoming entrance hall, downstairs cloakroom/WC, study, spacious lounge with multi-fuel burner and an impressive open plan kitchen/dining room, featuring a range of integrated Neff appliances and bifold doors opening directly onto the landscaped rear garden. To the first floor, a central galleried landing leads to four generous double bedrooms, with the principal bedroom benefiting from an upgraded en-suite shower room, together with a stylish and well appointed family bathroom. Externally, the property benefits from a lawned front garden, and a generous block paved driveway providing ample off-street parking and leading to a detached double garage. To the rear is a beautifully landscaped and fully enclosed garden, thoughtfully designed for both entertaining and relaxation, with lawned and patio areas creating an attractive outdoor space. A particular feature of this impressive home is its exceptionally high specification, with upgrades including Amtico herringbone flooring, a premium Sheraton kitchen with quartz worktops, Belfast sink and integrated NEFF appliances, Porcelanosa tiling, fitted wardrobes, multi-fuel burner and professionally landscaped gardens. Beautifully presented throughout and ideally positioned within this highly regarded village, this exceptional family home is ideally suited to modern living and viewing is highly recommended.





LOCATION

Welton is a highly regarded and well established village situated approximately six miles north east of Lincoln, combining a traditional village atmosphere with an excellent range of everyday amenities. The historic centre is clustered around the attractive village green, with St Mary's Church, the Black Bull pub and a selection of local shops and businesses. The village offers particularly convenient amenities including the Lincolnshire Co-op Food Store and Pharmacy, Welton Paper Shop, The Lakeside Butcher of Welton, Taylors of Welton, The Nook Coffee House and a range of takeaways and independent businesses. For families, the village is home to St Mary's C of E Primary Academy, while the highly regarded William Farr School, providing education for pupils aged 11–18, is also situated within Welton. The village also benefits from excellent recreational facilities at Manor Park, together with easy access to the surrounding Lincolnshire countryside, while Lincoln city centre is readily accessible by road.



ACCOMMODATION

ENTRANCE HALL

With staircase rising to the first floor, under stairs storage cupboard, Amtico herringbone flooring and radiator.

LOUNGE

15' 8" x 12' 1" (4.79m x 3.70m) With double glazed bay window to the front aspect, feature multi-fuel burner, bespoke fitted alcove storage cupboards, Amtico herringbone flooring and two radiators.

STUDY

9' 2" x 7' 4" (2.81m x 2.26m) With double glazed window to the front aspect, Amtico herringbone flooring and radiator.



CLOAKROOM/WC

5' 11" x 4' 9" (1.82m x 1.46m) With close coupled WC, wall mounted wash hand basin, part tiled walls, tiled flooring, radiator, spotlights and double glazed window to the side aspect.

KITCHEN/DINING ROOM

28' 11" x 12' 4" (8.82m x 3.78m) Fitted with a stylish range of Premium Omega Sheraton wall and base units with Quartz work surfaces over, Belfast sink with side drainer and mixer tap over, extensive range of Neff fitted appliances including twin eye level electric ovens with warming drawer, combination microwave, five ring Neff induction hob with extractor fan over, dishwasher, fridge, breakfast bar with downlighters, space for washing machine, two radiators, spotlights, Amtico herringbone flooring, double glazed window to the rear aspect, door to the side and bifold doors to the rear garden.

FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard and radiator.

BEDROOM 1

16' 6" x 14' 0" (5.05m x 4.27m) With double glazed window to the rear aspect, a range of fitted wardrobes and radiator.



EN-SUITE SHOWER ROOM

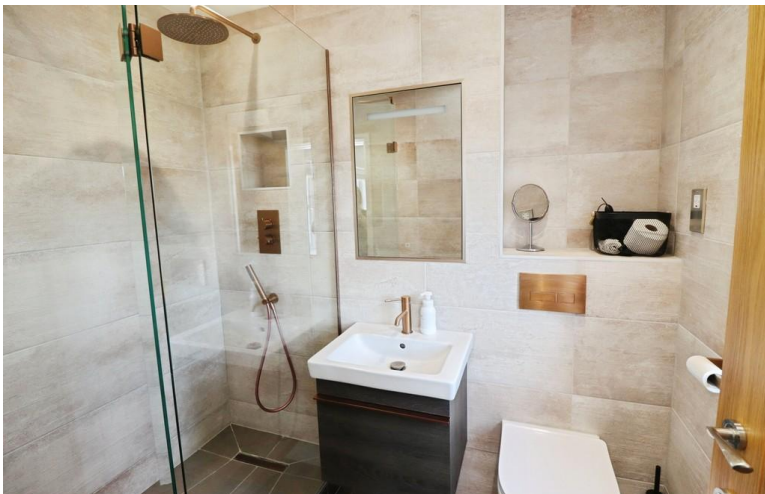
6' 11" x 5' 8" (2.12m x 1.75m) Fitted with a stylish three piece suite comprising of walk-in shower cubicle with rainfall shower head, wall hung wash hand basin and close coupled WC, Porcelanosa tiled walls and flooring, towel radiator and double glazed window to the rear aspect.

BEDROOM 2

12' 2" x 10' 11" (3.72m x 3.34m) With double glazed window to the rear aspect, a range of fitted wardrobes and radiator.

BEDROOM 3

12' 2" x 10' 0" (3.72m x 3.05m) With double glazed window to the front aspect, a range of fitted wardrobes and radiator.





BEDROOM 4

12' 4" x 7' 7" (3.77m x 2.32m) With double glazed window to the front aspect and radiator.

BATHROOM

7' 1" x 6' 6" (2.16m x 1.99m) Fitted with a stylish three piece suite comprising of panelled bath with rainfall shower over, wash hand basin in a vanity and close coupled WC, Porcelanosa tiled flooring and part tiled walls, towel radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned front garden behind hedging, with an area of shrubs. There is an expansive block paved driveway providing ample off-street parking for multiple vehicles and access to the double garage. The garage has twin up-and-over doors to the front, a side personnel door, light and power. To the rear of the property there is a professionally landscaped enclosed garden laid mainly to lawn with a large porcelain tiled patio, an additional patio with large timber pergola, raised planted flowerbeds, inset trees, external power socket and outside tap.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING — B.

COUNCIL TAX BAND — E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here — [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](https://www.mundys.net)

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

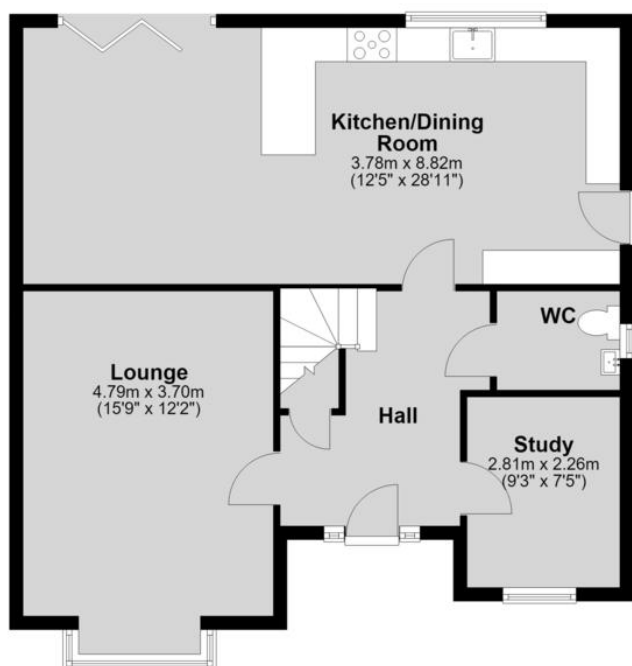
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



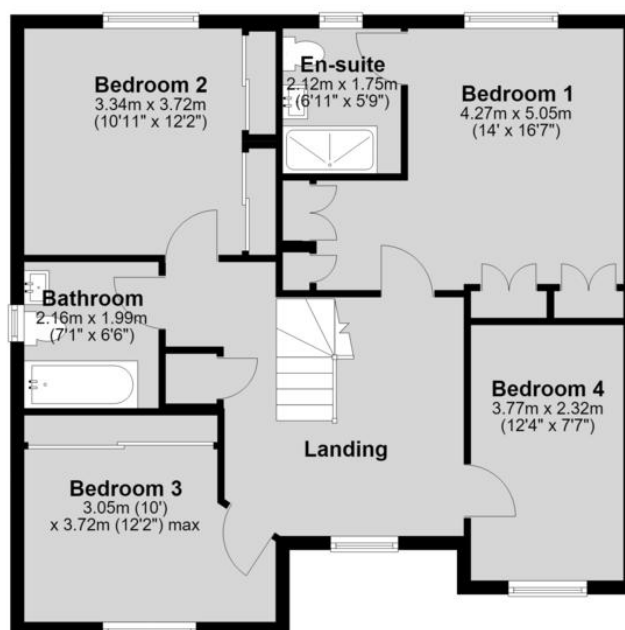
Ground Floor

Approx. 72.2 sq. metres (777.5 sq. feet)



First Floor

Approx. 72.7 sq. metres (782.4 sq. feet)



Total area: approx. 144.9 sq. metres (1559.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

