



Hawks Road, Welton, Lincoln

£230,000


MARTIN&CO

Hawks Road, Welton, Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£230,000

Date Available:

Deposit:
null

- Generous End Plot
- South Facing Rear Garden
- Driveway with EV Charging Point
- Cul-De-Sac Position
- Desirable Village Location
- Modern 2016 Build
- Tenure - Freehold
- Council Tax Band - B / EPC Rating - B

Three bedroom semi-detached home occupying a generous end plot within a cul-de-sac setting in the much sought after village of Welton. Built in 2016, this property comprises internally of an entrance hall, living room, kitchen diner and cloakroom, three bedrooms and a family bathroom.



Three bedroom semi-detached home occupying a generous end plot within a cul-de-sac setting in the much sought after village of Welton. Built in 2016, this property comprises internally of an entrance hall, living room, kitchen diner and cloakroom, three bedrooms and a family bathroom. Externally benefitting from a South Facing rear garden and driveway parking to the front with EV charging point.

Welton is a well served village with a range of local amenities to include a Co-op, doctors surgery, dental practice, veterinary practice and public houses. Welton boasts both a primary school and the William Farr CoFE secondary school.

EPC Rating - B
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Tenure - Freehold

Entrance Hall
Composite entrance door, wood laminate flooring, pendant fitting and a radiator. Mains consumer unit, Nest smart thermostat and stairs rising to the first floor.

Living Room
17'10" x 11'8"
PVC windows to the front, wood laminate flooring, pendant fitting, radiator and an electric feature fire with hearth and surround.

Kitchen Diner
15'1" x 8'7"
Base and eye level units with roll edge work surfaces, matching upstand and an inset stainless steel sink and drainer. Fitted oven with gas hob and extractor over, space and plumbing for a washing machine with further space for a freestanding fridge freezer. PVC window and French doors to the rear, vinyl flooring, spot lit ceiling, radiator and the Ideal combination boiler is housed.

Cloakroom
5'4" x 3'3"
Low level WC, pedestal wash basin, vinyl flooring, radiator, spot lit ceiling and extractor.

Stairs/Landing
Carpet flooring, radiator, pendant fitting, access to the loft, storage cupboard and a wall mounted Drayton digistat.

Bedroom
15'2" x 8'10"
PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

Bedroom
12'1" x 7'4"
PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

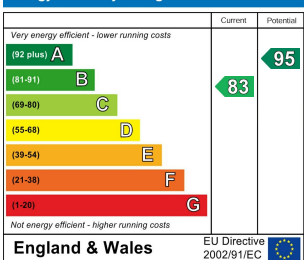
Bedroom
7'10" x 7'5"
PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

Bathroom
8'0" x 5'2"
Low level WC, pedestal wash basin and a panel bath with thermostatic shower over. Vinyl flooring, radiator, spot lit ceiling and extractor.

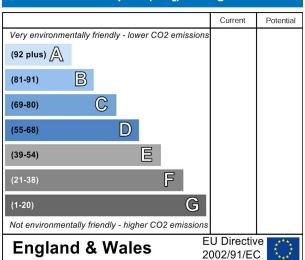
Outside
To the front is a garden with laid lawn and planted shrubbery, block paved driveway for off road parking. Entrance lighting, rain canopy and an EV charging point included with the sale. Gated access to the rear. Benefitting from being an end plot, the rear boasts a larger than average South Facing garden being mainly laid to lawn with planted borders, patio area and an area ideal for a vegetable patch. Outside lighting, water and power and a garden shed included with the sale. Hot tub can be included if required depending on the sale price.

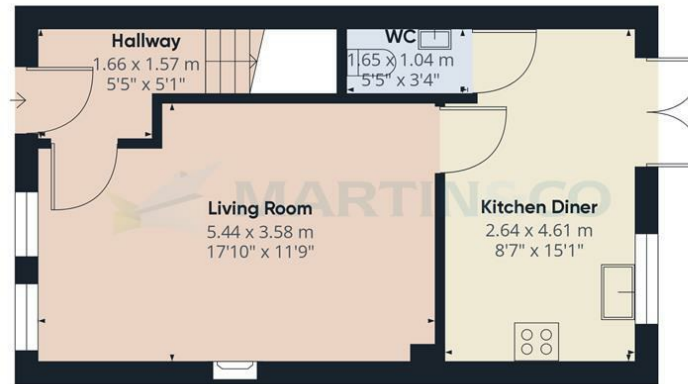
Fixtures & Fittings.

Energy Efficiency Rating

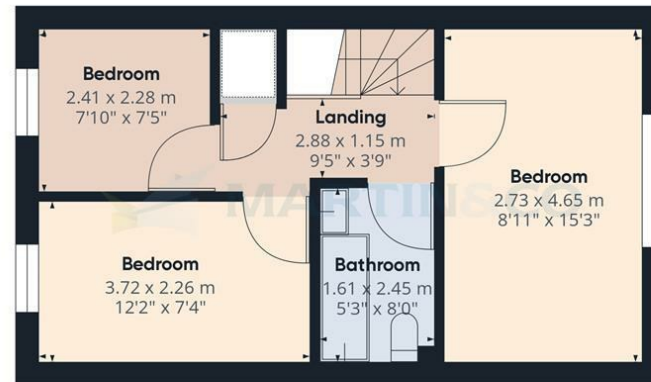


Environmental Impact (CO₂) Rating





Floor 0



Floor 1

Approximate total area^m
72.21 m²
777.26 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.