



King & Co.
ESTATE AGENTS

23 BECKHALL, WELTON, LINCOLN LN2 3LJ
£425,000





This spacious and beautifully appointed family home is entered via glaze panelled door with glazing adjacent opening to;

ENTRANCE LOBBY

Providing space for coats and boots, tiled flooring and with obscure glazed door leading onto;

ENTRANCE HALL

Being spacious, it boasts a contemporary oak and glass staircase rising to first floor, coving, radiator, door to integral double garage, oak flooring

SITTING ROOM

17' 3" x 11' 9" (5.27m x 3.6 reducing to 3.24m) Offering views to front elevation via bay window looking out to Beckhall, wood burning stove inset to chimney breast with slate tiled hearth, coving, two radiators, TV aerial point, carpet and with double doors leading through to;

DINING ROOM

12' 1" x 9' 8" (3.7m x 2.95m) Enjoying sliding patio doors giving access to the adjacent conservatory, coving, radiator and straw mat carpeting.

CONSERVATORY

7' 8" x 8' 11" (2.35m x 2.72m) Being of UPVC construction with brick dwarf wall and pitched roof, double doors allowing access out to the mature rear garden and tiled flooring.

WC

Enjoying modern fitment including low-level WC, wash and basin with chrome mixer tap and double cupboard below, ladder affect heated towel rail, and being tiled to all walls and floor.

STUDY

7' 8" x 13' 3" (2.34m x 4.04m) Enjoying an exaggerated bow





window creating generous natural light to the room, radiator and fitted carpet.

KITCHEN

16' 5" x 8' 10" (5.01m x 2.70m narrowing to 2.19m) Boasting a comprehensive range of modern Shaker style units including: 1 1/2 sink and drainer unit inset to worksurface having units and space below for dishwasher, drawers and feature pull-out bin store. To one end of the worksurface is a four ring stainless steel gas hob having extractor units above and cupboards to either side, while the worksurface briefly extends round the neighbouring wall with further units above and below including larder style unit abutting housing stainless steel Hotpoint oven and grill.

Also with radiator, window to rear elevation and tiled flooring.

UTILITY ROOM

7' 1" x 5' 8" (2.16m x 1.73m) With matching units to the kitchen, it offers 1 1/2 sink and drainer unit inset to worksurface with cupboards below while the worksurface extends along the neighbouring wall having units above and space below for both automatic washing machine and tumble dryer. Also with appropriate wall tiling, radiator, UPVC door to side elevation and tiled flooring.

FIRST FLOOR LANDING

With modern decor, fitted airing cupboard housing hot water cylinder, further fitted linen store, access to loft space with pulldown ladder, radiator and carpet.

BEDROOM 1

12' 7" x 14' 1" (3.84m x 4.31m including wardrobesm) Enjoying attractive views to front elevation looking out to Beckhall, fitted wardrobes to majority of one wall having hanging rails and shelving, radiator, fitted carpet and door to;

ENSUITE

Having enclosed shower cubicle with chrome mixer shower unit, pedestal wash hand basin, low-level WC, chrome ladder effect heated towel rail, window to side elevation, and being fully tiled to all walls and floor.

BEDROOM 2

15' 3" x 8' 9" (4.67m x 2.68m) With window to rear elevation looking out over the mature rear garden, fitted wardrobes to majority of one wall with hanging rails and shelving, radiator, telephone point and fitted carpet.

BEDROOM 3

11' 4" x 8' 9" (3.46m x 2.67m) Offering window to rear elevation, fitted wardrobes to majority of one wall having hanging rail and shelving, radiator and fitted carpet.

BEDROOM 4

13' 3" x 8' 2" (4.05m x 2.49m) With window to front elevation, fitted triple wardrobe to part of one wall having hanging rail and shelving and fitted carpet.

BEDROOM 5

11' 10" x 8' 11" (3.63m x 2.72m) Offering window to front elevation, triple wardrobe to part of one wall having hanging rails and shelving, radiator and fitted carpet.

FAMILY BATHROOM

8' 8" x 7' 6" (2.65m x 2.29m) Having been upgraded by the current owners to offer a four piece suite with modern contemporary fitment including: panelled bath with chrome mixer tap and shower cradle, oversized corner shower enclosure





with drench showerhead and separate shower head attachment, low-level WC, wash hand basin inset to vanity unit with double cupboard below, chrome ladder effect heated towel rail, and wood effect vinyl flooring.

OUTSIDE This modern home having been thoughtfully modernised by the current owners stands on Beckhall within the most desirable village of Welton being just a short walk away, foremost from the highly sought after William Farr school. The property boasts a wider than average plot to offer generous offstreet parking on its tarmac drive whilst also allowing access to the;

DOUBLE GARAGE 16 7" x 16 9" (5.07m x 5.11)

Having 2 up and over doors, power and lighting and an internal door leading into the Entrance Hallway

OUTSIDE The front garden has been landscaped with a low maintenance theme in mind being predominantly laid to gravel with well clipped mature hedging to front and side elevations creating a high standard of privacy.

Double timber gates leading off from the driveway allow access down one side of the property to the rear garden which has been designed by the current owners to offer great socialising spaces with a paved patio area standing adjacent to the rear of the property whilst a paved pathway extends along the rear elevation of the property giving access to a smaller patio area with timber pergola over.

The garden is majority laid to lawn with timber fencing to boundaries.

Also with; external water tap, timber garden shed to side elevation.

SERVICES Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE We understand that the property is freehold. Vacant possession will be given upon completion.

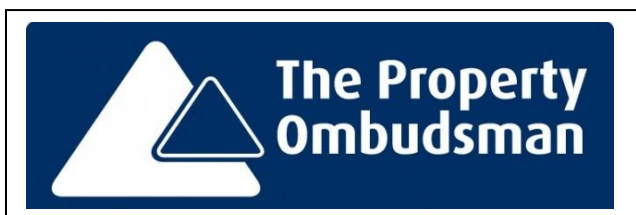
VIEWINGS Strictly by prior appointment through the Agents office on 01522 525255

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



Total area: approx. 193.1 sq. metres (2078.3 sq. feet)
The numbering plan shown are for general guidance only and are not to be relied upon for made or accuracy. Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	80
(55-68)	D		