



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.



11 Cow Pasture Way

Welton
Lincoln
LN2 3BZ

Asking Price Of **£282,000**
Freehold

3 Bedroomed Detached House
Rear Dining Room Extension
Attractive Kitchen, Lounge
First Floor Bathroom & Ground Floor
Cloakroom
Detached Garage & Landscaped Gardens
Double Glazed & Gas C/H
No Forward Chain





GENERAL DESCRIPTION

This is a modern three bedroomed detached house on small development on the edge of Welton village being sold with no forward chain. The property briefly comprises entrance hall with cloakroom, lounge, fully fitted kitchen leading to an attractive dining room extension and at first floor level three bedrooms, bathroom and en suite shower room. The property is provided with Upvc double glazing, gas fired central heating system, attractive landscaped rear garden and lengthy driveway leading to a detached single garage. We highly recommend both internal and external inspection of this property to fully appreciate the accommodation provided.

ACCOMMODATION

ENTRANCE HALL

with panelled glazed front entrance door, radiator, return staircase to first floor with window at half landing

CLOAKROOM

with window to front containing low level w.c. pedestal hand washbasin and radiator

KITCHEN

19' 0" x 8' 0" (5.79m x 2.44m) with window to front, tiling to floor, generous and attractive range of wall and base units incorporating integrated dishwasher, one and a half bowl ceramic sink with and mixer tap, further integrated gas hob with stainless steel splashback and cooker extractor over, high level electric oven, automatic washing machine and with radiator. The kitchen being open to



DINING ROOM

12' 0" x 9' 0" (3.66m x 2.74m) with continuation of tiled floor from kitchen, window to rear, skylight window and French doors to side patio area and downlighters to roof which extends to roof pitch

LOUNGE

16' 10" x 11' 10" (5.13m x 3.61m) with window to rear, radiator and understairs cupboard

FIRST FLOOR LANDING

with recessed airing cupboard containing gas combination central heating/hot water boiler and radiator

BATHROOM

with window to front, radiator, low level w.c. pedestal hand washbasin, chrome styled heated towel rail, panelled bath with mains shower over and ceiling mounted extractor

BEDROOM ONE

9' 6" x 9' 6" (2.9m x 2.9m) having window to rear elevation, double recessed mirror fronted wardrobes and door access to

EN SUITE SHOWER ROOM

having window to side with walk in tiled and glazed curved shower cubicle with electric shower unit, low level w.c. pedestal hand washbasin and extractor

BEDROOM TWO

10' 5" x 9' 4" (3.18m x 2.84m) with window to rear and radiator

BEDROOM THREE

8' 4" x 7' 6" (2.54m x 2.29m) with window to front and radiator

OUTSIDE

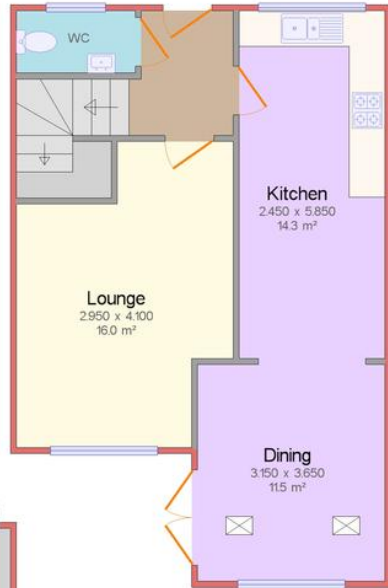
The property has small garden frontage with side driveway extending towards the rear boundary which contains a detached brick pitched roof garage having up and over vehicle access door and containing power and light. The rear garden having patio areas, formal lawned garden with raised flower borders, fencing to boundary and with open views to fields to rear. The property is provided with external lighting and cold water supply



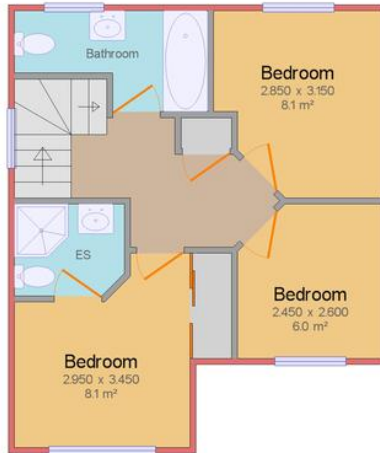
**Local Authority
Council Tax Band
EPC Rating**

**C
B**

Ground Floor
Gross internal area: 68.8 m² (7411 ft²)



First Floor
Gross internal area: 40.9 m² (4400 ft²)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.