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Guide price £299,950

Stonhills are pleased to offer this four bedroom detached family home for sale situated on 'Welton Lodge Park'. The accommodation briefly comprises of an entrance hall, cloakroom, lounge with double doors opening up into the dining room, kitchen with utility room, landing, four bedrooms, en-suite and family bathroom. Outside there are gardens and a single garage with courtesy door into the hallway.

Access to the property is gained via an opaque UPVC double glazed entrance door with storm porch over into….

ENTRANCE HALL

Full height opaque UPVC double glazed window to the front aspect. Stairs rising to the first floor accommodation. Radiator. Coving to ceiling. Telephone point. Dado rail. Under stairs storage area. Thermostat. Alarm control panel. Doors off to ground floor accommodation. Internal door to the garage.

LOUNGE

17'9" x 11'6" (5.18m'2.74m x 3.35m'1.83m)

UPVC double glazed box bay window to the front aspect. Feature Adam Style fireplace with marble hearth, wooden surround and inset gas fire. Radiator. Coving to ceiling. Television point. Telephone point. Wood flooring. Double doors with inset glazed panels to the dining room.

DINING ROOM

9'8" x 9'1" (2.95m x 2.77m)

Continuation of wood flooring. Radiator. Coving to ceiling. Double glazed sliding patio doors out to the rear garden.

KITCHEN/BREAKFAST ROOM

12' x 11'9" (3.66m' x 3.35m'2.74m)

UPVC double glazed window to the rear aspect. Fitted kitchen to comprise of a one and a half bowl polycarbonate drainer/sink unit with mixer tap over and base unit under. Matching range of base, wall, drawer and display units. Built in wine rack. Roll edge work surface with tiling to splashbacks. Space for cooker and extractor canopy over. Integrated fridge. Space and plumbing for dishwasher. Radiator. Spot lights to ceiling. Ceramic tiled flooring. Door to the utility room.

UTILITY ROOM

Stainless steel drainer/sink unit with mixer tap over and base unit under. Wall mounted gas central heating boiler. Roll edge work surface with space and plumbing for washing machine and tumble dryer under. Tiling to splash backs. Ceramic tiled flooring. UPVC double glazed door to the rear garden. Further door to the downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

Opaque UPVC double glazed window to the side aspect. Suite to comprise low level w.c and wall mounted wash hand basin with tiling to splash backs. Wood flooring. Radiator.

FIRST FLOOR LANDING

Doors off to all first floor accommodation. Access to loft. Further door to built in airing cupboard.

BEDROOM ONE

13'3" x 12'10" (min) (3.96m'0.91m x 3.66m'3.05m (min))

Two UPVC double glazed windows to the front aspect. Built in wardrobes to one wall. Television point. Telephone point. Radiator. Feature arched walkway leading to the door to the en suite.

EN SUITE

Spacious en suite with an opaque UPVC double glazed window to the front aspect. Fitted in a three piece suite to comprise low level flush w.c., pedestal wash hand basin and a fully tiled separate shower cubicle. Further half height tiling to dado rail. Extractor fan. Built in shaver point. Spot lights to the ceiling. Radiator.

BEDROOM TWO

11'4" x 10'1" (3.35m'1.22m x 3.05m'0.30m)

UPVC double glazed window to the rear aspect. Built in wardrobes to one wall. Radiator. Telephone point.

BEDROOM THREE

9' x 8'7" (2.74m x 2.62m)

UPVC double glazed window to the rear aspect. Door to built in wardrobe. Radiator. Television point.

BEDROOM FOUR

8'8" x 7'6" (2.64m x 2.29m)

UPVC double glazed window to the rear aspect. Radiator.

BATHROOM

Opaque UPVC double glazed window to the side aspect. Fitted in a three piece suite to comprise of a low level flush w.c., pedestal wash hand basin and a panelled bath. Radiator. Half height tiling. Extractor fan. Built in shaver point. Spot lights to ceiling. Wood flooring.

OUTSIDE

The front garden – Block paved driveway providing off road parking. Lawned area with flower and shrub tree borders. Outside lighting. Gated side access to the rear garden.

Single garage – With up and over door. Power and light connected. Internal door to the entrance hall.

The rear garden – Large paved patio area with low retaining wall and steps up to lawned area. Flower and shrub tree borders. Outside tap. Outside lighting. Fully enclosed by timber panelled fencing to boundaries. The rear garden benefits from not being directly overlooked and enjoys a south westerly aspect.

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Ombudsman www.oea.co.uk

rightmove.co.uk The UK's number one property website

Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.