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# Churchill Road, Welton, NN11 2JH

£359,000 - Guide Price Semi-Detached

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Based on service ratings over the past year

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Department: Sales

Tenure: Freehold







## Property Summary

This charming, extended three-bedroom semi-detached home is located on a peaceful country road in the sought-after village of Welton.

## Features & Utilities

- ✓ Three Bedroom Property
- ✓ Desirable Village Location
- ✓ Off Road Parking
- ✓ 30 Foot Lounge/Dining Room
- ✓ 19 Foot Kitchen
- ✓ Utility
- ✓ WC
- ✓ Outbuilding
- ✓ 1950's Build
- ✓ Well Proportioned Throughout

## Property Overview

This charming, extended three-bedroom semi-detached home is located on a peaceful country road in the sought-after village of Welton. The property features an open-plan living space, which includes a modern kitchen, dining area, and lounge with a cozy wood-burning stove. Additionally, there is a separate utility room, a ground-floor cloakroom, three bedrooms, and a shower room. Outside, you'll find a spacious block-paved driveway at the front and a generous, landscaped garden at the back, complete with a substantial wooden outbuilding equipped with power and lighting, perfect for a home office. EPC Rating: TBC. Council Tax Band: B

### ENTRANCE HALL

Composite door with obscure decorative double glazed window panels. Solid wood flooring. Access to:

### WC 0.89m x 1.96m (2'11" x 6'5")

uPVC obscure double glazed window to front elevation. Suite comprising low level WC and wall mounted sink with mixer tap. Tiled flooring.

### LOUNGE/DINING ROOM 9.37m x 3.41m (30'9" x 11'2")

uPVC double glazed window to front elevation. Two radiators. Solid wood flooring. Log burner. uPVC double glazed French doors to rear elevation, leading to garden.

### KITCHEN 5.92m x 5.64m (19'5" x 18'6")

uPVC double glazed windows to rear and side elevations. Solid wood work surfaces. A range of wall and base level cupboards and drawers. Rangemaster cooker, induction hob and extractor fan. Ceramic sink with stainless steel mixer tap. Tiling to splash areas. Radiator. Tiled flooring. Understairs storage. Door to:

### UTILITY 2.24m x 1.96m (7'4" x 6'5")

uPVC double glazed door to side elevation. Solid wood work surfaces. Space for white goods.

### FIRST FLOOR LANDING

Loft access. Access to:

### **BEDROOM ONE 3.41m x 3.07m (11'2" x 10'1")**

uPVC double glazed window to front elevation. Radiator. Integrated wardrobe.

### **BEDROOM TWO 4.01m x 2.80m (13'2" x 9'2")**

uPVC double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 3.51m x 1.97m (11'6" x 6'6")**

uPVC double glazed window to front elevation. Radiator. Integrated wardrobe.

### **BATHROOM**

uPVC obscure double glazed windows to rear and side elevations. Low level WC, pedestal sink with mixer tap and shower. Heated towel rail. Tiled flooring.

### **OUTSIDE**

#### **FRONT GARDEN**

Cobbled driveway for multiple off road parking. Enclosed by mature bush and low level stone wall.

#### **REAR GARDEN**

Patio entertainment areas to front and rear. Mainly laid to lawn. Enclosed by wooden fencing.

#### **OUTBUILDING/OFFICE**

uPVC double glazed window to front elevation. Wooden bi-fold doors with double glazed window panels to rear elevation. Wooden laminate flooring. Power and broadband access.

### **MATERIAL INFORMATION**

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold



Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band B  
EPC Rating – Ask Agent  
Electricity Supply – Mains  
Gas Supply – Ask Agent  
Water Supply – Ask Agent  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Oil Heating  
Parking – Ask Agent  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Ask Agent  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
Rights and Easements – Ask Agent

### AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

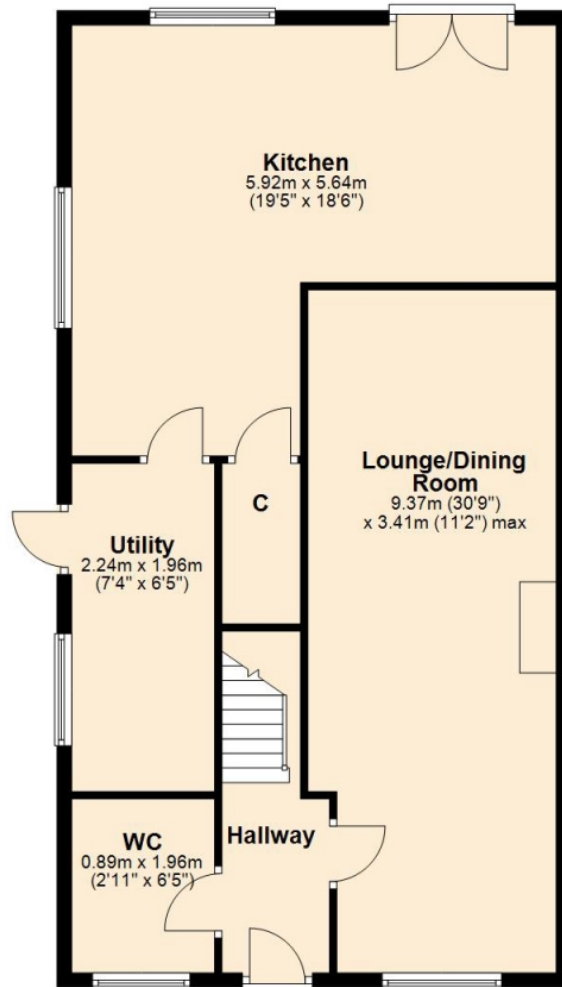




# Floorplan

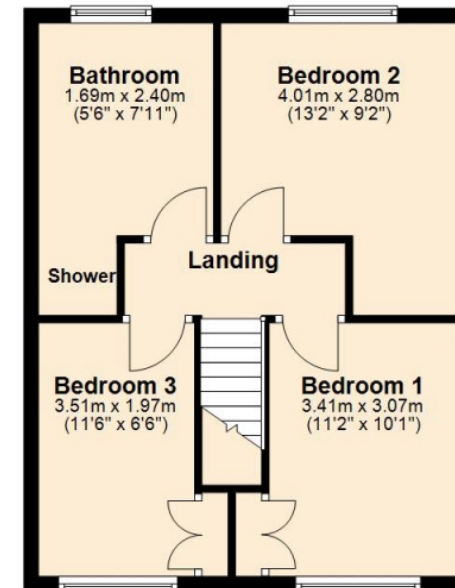
## Ground Floor

Approx. 86.7 sq. metres (932.9 sq. feet)



## First Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



Total area: approx. 128.4 sq. metres (1382.0 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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