



## 2.7 Acres Homeacre, Market Rasen Road

| Welton Hill, Lincoln | LN2 3RD

£650,000



Perkins George Mawer & Co.

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

# 2.7 Acres Homeacre

Market Rasen Road |

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A wonderful detached residence situated in this stunning semi rural location in Welton Hill. The property is set in a superb plot with stunning views across open countryside and grounds and paddock extending to approximately 2.67 acres.

The accommodation which has been presented and maintained to a high standard by the present owners and benefits from Solar Panels. The property briefly comprises reception hallway, formal lounge, dining room, fully fitted kitchen with utility room, sun room, home office, master suite with dressing room and 'Jack and Jill' ensuite bathroom, guest bedroom with ensuite shower room, further third bedroom, shower room and cloakroom.

A viewing is highly recommended to appreciate the scope of accommodation on offer.

## Entrance Reception

16'1 x 6'5 (4.90m x 1.96m)

With double glazed French doors and window to the front, tiled floor, wall lights, central heating radiator and doors to:

## Inner Hallway

With central heating radiator, ceiling spotlights, coving and built-in airing cupboard providing shelving.

## Lounge

21'09 x 14'0 (6.63m x 4.27m)

With double glazed French doors to the sun room, double glazed windows to the rear, two central heating radiators, two wall lights, ceiling coving, ceiling spot lights, television point and the focal point being a coal effect living flame gas fire with marble effect back and hearth and wood surround.

## Dining Room

18'3 x 10'3 (5.56m x 3.12m)

With two double glazed windows to the front elevation, two central heating radiators and coving to the ceiling. Open to kitchen.





### Sun Room

21'02 x 15'7 (6.45m x 4.75m)

Being of solid construction with a range of double glazed windows to the front, side and rear and having tiled floor, underfloor heating, ceiling spotlights, double glazed French doors to the reception hall and double glazed French doors to the rear paved patio.

### Kitchen

14'11 x 9'9 (4.55m x 2.97m)

A fully fitted kitchen providing a range of wall and base units with rolled edge work surfaces over and incorporating a stainless steel one and a half bowl drainer sink unit with mixer tap, 'Rangemaster' stove with stainless steel extractor hood and integrated dish washer. A double glazed window to the rear, ceiling spotlights, central heating radiator, tiled floor and part tiled walls complete the room. Open archway to dining room.

### Utility Room

11'7 x 7'9 (3.53m x 2.36m)

Having a range of wall and base units with rolled edge work surfaces over and incorporating two stainless steel circular sinks with mixer tap, plumbing for automatic washing machine, space for tumble dryer, floor mounted Worcester oil fired boiler, tiled flooring, ceiling spotlights, heated towel rail and double glazed window to the side elevation.

### Cloakroom

With tiled floor, low level; flush W.C, wash hand basin, wall mounted heated towel rail, ceiling spotlight and double glazed window to the side elevation.

### Study

8'4 x 7'9 (2.54m x 2.36m)

With laminate wood flooring, ceiling coving and spotlights, double glazed window to the side elevation and access to the loft.

### Rear Entrance Hall

With double glazed entrance doors to each side, ceiling spotlights and loft access.







### Bedroom One

15'2 x 11'4 (4.62m x 3.45m)

With double glazed window to the side, ceiling coving and spotlights, central heating radiator and walk-in wardrobe/dressing area.

### Dressing Area

11'4 x 4'11 (3.45m x 1.50m)

Providing hanging and storage space.

### Jack and Jill Bathroom

9'2 x 9'0 (2.79m x 2.74m)

A white suite comprising double ended bath, shower cubicle, low level flush W.C, wall mounted towel rail, ceiling spotlights, double glazed obscured window to the rear elevation, tiled floor with under floor heating and part tiled walls.

### Bedroom Two

12'6 x 12'2 (3.81m x 3.71m)

With double glazed window to the side elevation, ceiling spotlights and two central heating radiators.

### Ensuite Shower Room

12'6 x 6'0 (3.81m x 1.83m)

Comprising double walk-in shower cubicle, pedestal wash hand basin, low level flush W.C, wall mounted heated towel rail, ceiling spotlights, double glazed window to the side elevation, fully tiled walls and tiled floor.

### Shower Room

8'1 x 6'6 (2.46m x 1.98m)

Comprising walk-in shower, pedestal wash hand basin, low level flush W.C, wall mounted heated towel rail, double obscured glazed window to the side, ceiling spotlights, tiled floor and fully tiled walls.

### Bedroom Three

15'5 x 10'4 (4.70m x 3.15m)

With double glazed window to the rear, ceiling coving, central heating radiator and fitted wardrobe.

### Double Garage & Workshop

18'0 x 20'0 (5.49m x 6.10m)

A double garage with electric up and over doors with power, light and water supply.



## Workshop

Attached to the double garage and having a stainless steel sink unit, ceiling spotlights, work bench and range of base units.

## Gardens

The property is accessed by wooden five bar gates which lead to a gravelled driveway with ample parking. The grounds and paddock extend to approximately 2.67 acres and comprise of gardens to the front side and rear, ornamental pond (filtered and pumped), two greenhouses and garden shed and summer house/garden office. Well stocked borders with trees, plants and shrubs lead to fenced and hedged boundaries with stunning views beyond and across open countryside.

An enclosed paddock with electric power offers a single stable.

## Services

Septic tank

Oil heating

Electric

Solar Panels (owned)

## Additional Information

Floor Size: 206 Sq M

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

## Agents Notes

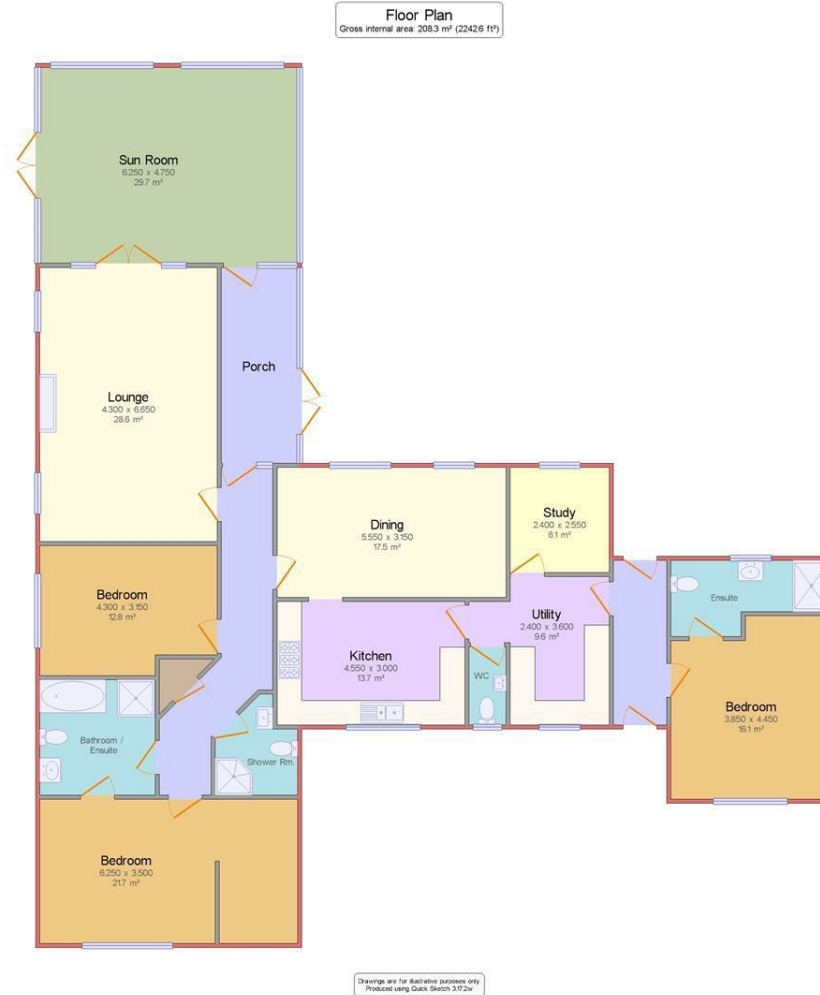
The property is subject to an overage clause for a further 7 years of 20% of uplift triggered by further development on the site.

Extension or alteration to the existing house is not included.

A copy of the clause is available upon request from the agents.







### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>71</b>                  | <b>79</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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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.