

**PART EXCHANGE AVAILABLE**



**Holly House, Plot 2, Westhall Gate,**  
Prebend Lane, Welton, LN2 3JR



**£525,000**

**Westhall Gate** is an exclusive small development of bespoke detached family homes constructed by Bellrose Homes Limited, ideally situated approximately 5 minutes walk from the shops and other local amenities, in the sought after village of Welton and only 6 miles from the City of Lincoln. The development consists of two detached 4 bedroom dormer bungalows and two detached 4 bedroom houses.

**Holly House** is a stunning new four bedroomed detached family home, constructed to a very high specification, with a larger than standard footprint of 165sqm total area. Approached by an attractive block paved driveway, the house is built in traditional Westminster red brick, vintage cream windows with natural stone lintels above and below, a bay window to the front and garage. **Internally, the open-plan kitchen will be fitted with a luxury Symphony kitchen available in a choice of colours, central island with Silestone Quartz worktops and an array of integrated Bosch appliances included as standard.** The kitchen opens out to a dining area and family space, which has a beautiful vaulted skylight, filling the room with natural daylight. As well as a dining table, there is also space here for a sofa and TV, making a wonderful family snug. A cloakroom is next door, **plus a separate utility room with Silestone Quartz worktop** with space for washing machine, dryer and an external door as side entrance into the house, a perfect place to enter the home with dogs and muddy boots. **High quality Amtico flooring will be fitted throughout the ground floor rooms and open hallway, apart from the large additional living room which will be fitted with luxury carpet.** The living room also has the option of installing a cosy log burning stove. **Upstairs the landing with option of glass balustrade, leads to four large double bedrooms, all fitted with luxury carpet as standard, one family bathroom and one en-suite, ideal for family and guests. The family bathroom and en-suite are half tiled and with luxury tile flooring included as standard.**

**Holly House is an energy efficient home**, built to the highest standards using energy saving appliances such as an **Air Source Heat Pump**, electric car charger and energy saving lighting designs as standard. **Holly House will receive a predicted Energy Performance Certificate (EPC) rating of B, giving the buyer peace of mind that this new home is better for the environment.**

**High quality specification and options to personalise Holly House** ...In addition to the high specification offered as standard at Holly House, Bellrose Homes is delighted to give you the option of personalising your new home, with a wide range of additional specifications to choose from. A standard specification list is included in this brochure; for further information on the specifications and Personalise Options offered, please contact Mundys' Sales Team or refer to Bellrose Homes' website: [www.bellrosehomes.co.uk](http://www.bellrosehomes.co.uk). A full price list is available on request. **£20,000 worth of optional extras have already been included in Holly House on top of the stunning standard specification.**

**Holly House Warranties**...Bellrose Homes is pleased to offer you a 10 Year Premier Guarantee Build Warranty, a 2 year Builders Defects Warranty and Manufacturer's warranties on all appliances, to give you peace of mind when purchasing your new home at Westhall Gate.





## Holly House, Plot 2, Westhall Gate, Prebend Lane, Welton, LN2 3JR



### SERVICES

Mains Electricity, water and drainage.  
Electric Underfloor Heating to specified areas.

**EPC RATING** – To Follow

**COUNCIL TAX BAND** - To Follow

**TENURE** - Freehold

**VIEWINGS** - By prior appointment through Mundys.

### DISCLAIMER

The Computer Generated Images (CGIs) shown are for illustrative purposes only.

Bellrose Homes reserves the right, prior to legal exchange, to change any house specification and Personalise Options and source alternative products at any time.

### PART EXCHANGE OPTIONS

Bellrose Homes is pleased to offer a part-exchange scheme to all our customers, enabling a speedy, hassle-free move into your new home at Westhall Gate.

### WARRANTY

10 Year Premier Guarantee Structural Warranty  
2 Year Builder Defects Warranty  
Manufacturer's Warranty on all appliances

### LOCATION

Westhall Gate is approximately a short walk from the excellent amenities on offer in Welton, which include a supermarket, health centre, veterinarian clinic, the Black Bull coach house and restaurant, Stokes Coffee Shop, fish-n-chip shop and more. Welton also has excellent schools: William Farr Academy School, St Mary's C of E Primary School and pre-school options, making the village a very popular place for families to live.

Welton has fantastic road, bus and rail links for commuters, the nearest train station being Lincoln Central train station, a short drive away, with twelve daily direct trains running to London Kings Cross station and a train station also at North Hykeham connecting to the Nottingham area.

The village is only a 15 minute drive to the historic Cathedral and University City of Lincoln, which has a bustling high street of shops and department stores, plus banking, multiplex Cinema, Marina and Art Galleries. The famous 'Steep Hill' leads to the uphill area of Lincoln and the Bailgate, with its quaint boutiques, restaurants, Lincoln Castle, Cathedral and Bishop Grosseteste University.

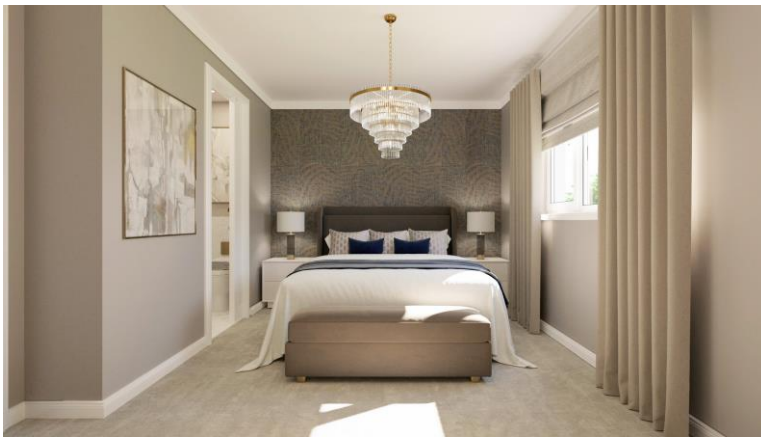
- Lincoln Central Station - 6.5 miles away
- North Hykeham Station - 12 miles away

### Bellrose Homes Charity Pledge at Westhall Gate

Bellrose Homes is very proud to support the Charity Lincs & Notts Air Ambulance (LNAA) Registered Charity No: 1017501, who provide life-saving emergency care to people living in Lincolnshire and Nottinghamshire.

Bellrose Homes has developed a Partnership Pledge with LNAA, in which £1000.00 will be gifted from them to this outstanding charity upon Legal Completion of every home sold at all our development sites including Westhall Gate, recognising the invaluable work the dedicated doctors, paramedics and pilots do in providing pre-hospital emergency care.

For more details on how to support the vital work of Lincs & Notts Air Ambulance (LNAA), visit [www.ambucopter.org.uk](http://www.ambucopter.org.uk).



## **SPECIFICATION**

### **LIVING ROOM**

White cottage-style internal door  
 Chrome sockets & switches  
 Radiators

### **KITCHEN / DINING / LIVING**

Beautiful Symphony kitchen  
 leading to dining area  
 Symphony kitchen island  
 Fitted kitchen laminate worktops and soft-close doors & drawers  
 Built-in dual cook catalytic single oven  
 Built-in combination microwave & oven  
 Induction hob  
 Under-counter wine cooler cabinet  
 Integral 70/30 fridge freezer  
 Stainless steel sink & taps  
 Integral extractor fan / hood  
 Amtico flooring  
 Chrome sockets & switches  
 White cottage-style internal door  
 Underfloor heating  
 French doors

### **UTILITY**

Quartz Silestone worktop  
 Sink & taps  
 Spaces for free standing washing machine and tumble dryer  
 with plumbing and waste connection  
 Amtico flooring  
 Chrome sockets & switches  
 White cottage-style internal door  
 Underfloor heating

### **BEDROOMS**

White cottage-style internal door  
 White sockets & switches  
 Radiators

### **BATHROOM**

Fitted bath with central tap  
 Walk-in showers with low rise tray, chrome shower with riser rail  
 and chrome/glass shower door  
 Flush fit WC  
 White hand basin in wall hung vanity cabinet  
 Mixer tap to all basins  
 Full tiling to shower area  
 Splash back to basins, to be one course high and width of the basin  
 Luxury tile floor  
 Half tiled walls  
 Heated chrome towel rail  
 White cottage style door  
 White switches  
 Shaver socket

### **EN-SUITES**

Walk-in showers with low rise tray, chrome shower with riser rail and  
 chrome/glass shower door  
 Freestanding bath  
 Flush fit WC  
 White hand basin in wall hung vanity cabinet  
 Splash back tiling  
 Heated chrome towel rail  
 Luxury tile floor  
 Half tiled walls  
 White sliding door  
 Shaver socket

### **CLOAKROOM**

Flush fit WC  
 Wall hung hand basin / vanity unit  
 Splashback tiling  
 White cottage-style internal door  
 Chrome sockets & switches  
 Underfloor heating  
 Amtico flooring

### **ENTRANCE HALLWAY**

White cottage-style internal doors  
 Timber staircase  
 Chrome sockets & switches  
 Underfloor heating  
 Amtico flooring







#### HEATING AND PLUMBING

- Underfloor heating in specified areas
- Radiators with fully integrated zoned controls with digital thermostats
- Air source heat pump
- Pressurised hot water cylinder
- Plumbing provided for a washing machine

#### DECORATION / INTERNAL FINISHES

- Internal walls – all internal walls to receive one mist coat and two full coats of white breathable matt emulsion paint
- Internal joinery – to receive two undercoats plus one coat of gloss to finish, to include all: window boards, door linings, architraves, stairs and skirtings
- Ceilings – to receive one mist coat and two coats of white emulsion

#### ELECTRICAL

- Low energy lighting throughout
- Media plate fitted as standard to the living room
- Chrome sockets and switches on ground floor
- White sockets and switches first floor
- Electric car charger
- Digital TV & radio aerial

#### SECURITY & SAFETY

- Multi-point locking systems to all doors and windows
- Smoke alarms

#### GARAGE

- 1 double socket and 1 strip light in garage
- Roller shutter or up & over garage door
- UPVC personnel door

#### PRIVATE DRIVEWAY & ACCESSWAY

- Grey tumbled stone effect pavers and edging
- Bollard lighting

#### GARDENS

- Landscaped front garden including turfed lawns
- Timber close boarded fenced rear garden

#### EXTERNAL

- Brickwork as shown
- Roofing tiles as shown
- UPVC double glazed windows & French doors
- Natural stone headers and sills to windows and doors as shown.
- Composite solid / glass front door
- External light fitting to front entrance
- Painted softwood porch
- Electric car charger
- External Tap

#### PERSONALISE YOUR NEW HOME

In addition to the high specification offered as standard in each home at Westhall Gate, Bellrose Homes is delighted to give the buyer the option of personalising their new home, with a wide range of additional specifications to choose from. Working with our Designers and selected suppliers, be inspired by the personalisation options we offer on your new home at Westhall Gate.

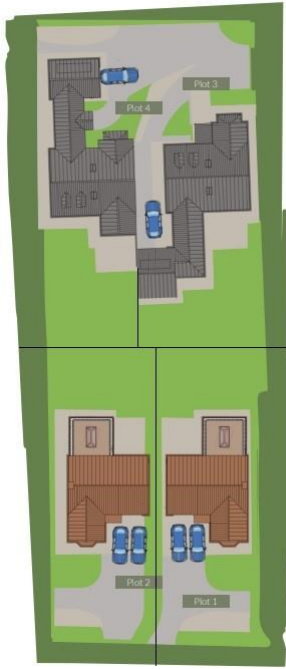
Bellrose Homes offers an extensive range of optional extras for Holly House. Please contact Mundy's Sales Team who will be happy to provide you with a list of these optional extras.

Extras to be paid for at time of ordering and their costs will be non-refundable should the Purchaser not proceed.

All the above will be discussed at your post reservation meeting where current plans and specifications will be confirmed, subject to availability and contract programme. Bellrose Homes Ltd reserves the right to change or vary the specification and Personalise Options, subject to availability.

For more detail on the standard specification and the Optional Extras available, please contact us or use the QR Code below





**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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## Holly House, Prebend Lane, Welton, LN2 3JR

Approximate Gross Internal Area = 145.5 sq m / 1566 sq ft

Garage = 19.6 sq m / 210 sq ft

Total = 165.0 sq m / 1776 sq ft

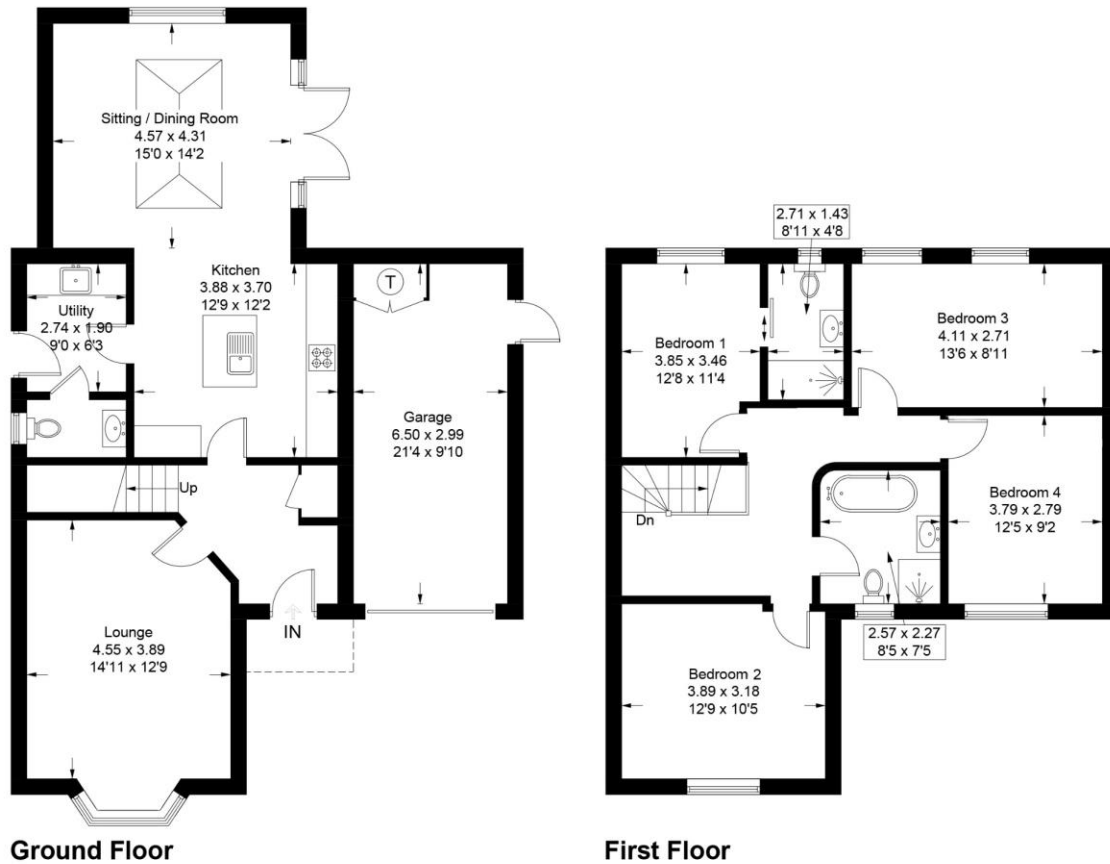


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01522 510044

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