



**Highgrove, Plot 13 Hawks Chase, Welton,  
Lincoln, LN2 3BS**



Book a Viewing!

**£400,000**

Situated on the sought-after Hawks Chase development in the popular village of Welton, this brand-new four-bedroom detached home offers a contemporary layout, high-quality finishes, and excellent access to local schools, shops, and transport links. The Highgrove's well-planned accommodation is arranged over two floors, with the ground floor providing a generous lounge, an open-plan kitchen/dining room, a utility room, and a doakroom/WC, while the first floor offers four bedrooms, including a principal bedroom with en suite, and a stylish family bathroom.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – TBC.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

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

#### **LOCATION**

Welton is a popular village which lies to the north of the historic Cathedral and University City of Lincoln. The village has a wide range of local amenities including schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.



## ACCOMMODATION

### ENTRANCE HALL

Accessed via a front entrance door, the hallway features a central staircase to the first floor and doors to the cloakroom/WC, lounge, and kitchen/dining room.

### LOUNGE

12' 5" x 16' 4" (3.8m x 5m) A spacious reception room with both bay fronted front and side-facing uPVC window, ideal for relaxing or entertaining.

### KITCHEN/DINER

12' 7" x 16' 4" (3.85m x 5m) A light-filled open-plan space spanning the rear of the home, with uPVC bifold doors leading to the garden. The Symphony fitted kitchen includes a range of units with soft-close doors, laminate work surfaces, 1½ bowl stainless steel sink and drainer with mixer tap, double electric oven, 5-ring gas hob with stainless steel splashback and extractor, integrated dishwasher, fridge/freezer, and under-cabinet lighting.

### UTILITY ROOM

6' 3" x 9' 6" (1.92m x 2.9m) Accessed directly from the kitchen, the utility includes work surfaces, base units, stainless steel sink and drainer, space and plumbing for washing machine, wall-mounted gas boiler and internal door to the garage.

### WC

Fitted with a modern two-piece suite comprising WC, wash basin and tiled splashback.

### FIRST FLOOR LANDING

Spacious landing with store cupboard and access to four bedrooms and the family bathroom.

### BEDROOM 1

10' 5" x 16' 4" (3.19m x 5m) Generous double bedroom with rear-facing uPVC window and fitted wardrobes. Door to:

### EN-SUITE

7' 2" x 8' 11" (2.2m x 2.72m) Contemporary three-piece suite with fully tiled shower enclosure, WC, wash basin, heated towel rail, and uPVC window.

### BEDROOM 2

12' 3" x 9' 8" (3.74m x 2.96m) With double bedroom with front-facing uPVC window.

### BEDROOM 3

9' 10" x 10' 7" (3m x 3.25m) With double bedroom with rear-facing uPVC window.





## BEDROOM 4

12' 9" x 10' 4" (3.9m x 3.17m) Good-sized double bedroom with side-facing uPVC window.

## BATHROOM

9' 0" x 7' 11" (2.75m x 2.42m) Stylish four-piece suite including bath, separate fully tiled shower enclosure, WC, wash basin, heated towel rail, uPVC window, part-tiled walls, and extractor fan.

## OUTSIDE

To the front, a driveway provides off-road parking and leads to the integral garage with power, lighting, and up-and-over door. The rear garden is landscaped with a paved patio, and lawn space, 1.8m timber fencing, and external tap and lighting.

## GARAGE

16' 4" x 9' 10" (5m x 3m)

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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.

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### 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.

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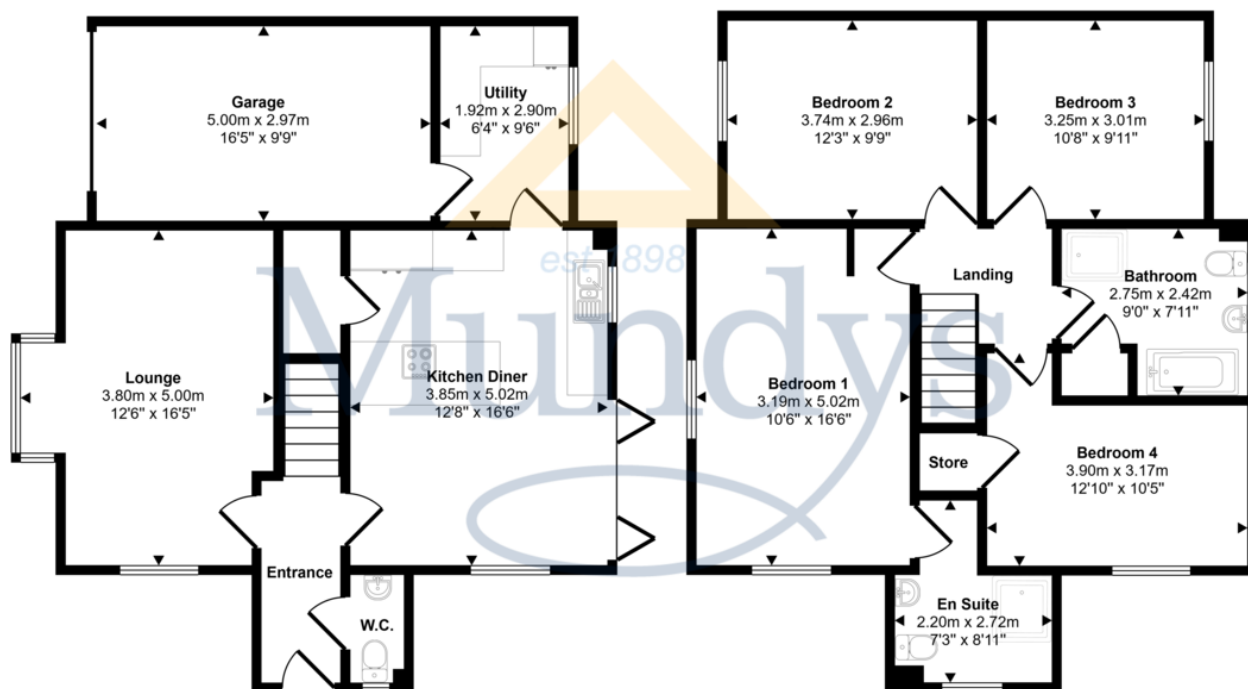
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Approx Gross Internal Area  
134 sq m / 1446 sq ft



Ground Floor  
Approx 67 sq m / 724 sq ft

First Floor  
Approx 67 sq m / 721 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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