



## Norbeck House, Norbeck Lane Welton, LN2 3JP



Book a Viewing!

**£795,000**

An exceptional and rarely available opportunity to acquire this executive, individually designed Four Bedroom Detached Residence, discreetly nestled within a secluded setting in the heart of the ever desirable village of Welton. Occupying an impressive and private plot extending to approximately 0.28 acres (subject to survey), this distinguished home offers an elegant blend of space, comfort and refined living. The beautifully arranged accommodation begins with a welcoming Entrance Hall, leading to a generously proportioned Lounge, an intimate Sitting Room and a stunning, light filled Conservatory that provides an idyllic space for relaxation and entertaining alike. The well appointed Kitchen/Breakfast Room is complemented by a Pantry and separate Utility Room, alongside a Cloakroom/WC. Ascending to the first floor, a Galleried Landing gives access to four well appointed Bedrooms, two of these benefit from luxurious En-suite facilities, while a stylish family Bathroom serves the remaining rooms. A substantial Attic Space further enhances the property, offering excellent additional storage. Externally, the home continues to impress. Approached via secure gates, a block paved driveway provides ample parking and leads to a detached double garage. The mature, meticulously maintained gardens surround the property, with the rear garden enjoying a particularly enchanting outlook, backing directly onto open fields and offering a wonderful sense of peace and privacy. This truly remarkable home must be viewed to be fully appreciated.



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### **SERVICES**

All mains services available. Gas central heating and underfloor heating to the ground floor.

**EPC RATING – B.**

**COUNCIL TAX BAND – F.**

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

**TENURE -** Freehold.

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

### **LOCATION**

Welton is a highly desirable village that perfectly balances rural charm with modern convenience. Known for its attractive period properties and well-maintained newer homes, the village offers a strong sense of community alongside excellent local amenities, including shops, pubs, and well-regarded primary and secondary schools. Surrounded by picturesque countryside, it provides plenty of opportunities for walking and outdoor pursuits, while still benefiting from good transport links to nearby towns and cities. Welton's combination of character, accessibility and quality of life makes it an appealing choice for families, professionals, and those seeking a welcoming



village environment.

#### ENTRANCE HALL

A welcoming entrance hall with staircase to the first floor, two double glazed windows to the front aspect, double glazed window to the side aspect, personnel door to the garage, storage cupboard and wood flooring with underfloor heating.

#### LOUNGE

22' 4" x 13' 11" (6.82m x 4.26m) With double glazed window to the front aspect, double doors to the conservatory, log burner set within a feature fireplace and underfloor heating.

#### SITTING ROOM

12' 9" x 10' 0" (3.89m x 3.06m) With double doors to the conservatory and underfloor heating.



#### CONSERVATORY

25' 7 (max)" x 21' 3 (max)" (7.8m x 6.48m) With double glazed French doors to the rear garden, tiled flooring, two radiators and spotlights.

#### KITCHEN/BREAKFAST ROOM

17' 5" x 14' 8" (5.32m x 4.49m) Fitted with a range of wall and base units with work surfaces over, undermount sink with side drainer and mixer tap over, integrated dishwasher, eye level electric oven and microwave, electric hob with extractor fan over, space for American fridge freezer, central island with breakfast bar, spotlights, laminate flooring and double glazed windows to the side and rear aspects.



#### PANTRY

7' 6" x 5' 4" (2.30m x 1.64m) With storage shelving and laminate flooring.

#### UTILITY ROOM

11' 8" x 6' 6" (3.56m x 2.00m) Fitted with a range of base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, cupboard housing the gas fired central heating boiler, spaces for washing machine and tumble dryer, laminate flooring, tiled splashbacks, double glazed window to the side aspect and door to the garden.

#### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, spotlights, wood effect flooring with underfloor heating and double glazed window to the side aspect.



#### FIRST FLOOR LANDING

With staircase to the attic storage space, two double glazed windows to the front aspect, airing cupboard, wood effect flooring and radiator.

#### BEDROOM 1

14' 9" x 14' 2" (4.52m x 4.32m) With double glazed windows to the side and rear aspects, a range of fitted wardrobes and radiator.

#### EN-SUITE SHOWER ROOM

7' 8" x 6' 8" (2.35m x 2.04m) Fitted with a four piece suite comprising of shower cubicle, close coupled WC and twin wash hand basins, tiled walls and flooring, towel radiator



and double glazed window to the side aspect.

#### BEDROOM 2

12' 9 (max)" x 10' 0" (3.89m x 3.07m) With double glazed window to the rear aspect and radiator.

#### EN-SUITE SHOWER ROOM

6' 7" x 6' 10" (2.01m x 2.09m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin, tiled walls and towel radiator.

#### BEDROOM 3

11' 3 (max)" x 10' 0" (3.43m x 3.07m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 4

11' 11" x 9' 8" (3.65m x 2.96m) With double glazed window to the front aspect and radiator.



#### BATHROOM

10' 8" x 7' 8" (3.26m x 2.34m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and wash hand basin, tiled walls and flooring, chrome towel radiator and double glazed window to the side aspect.

#### ATTIC STORAGE

18' 6" x 13' 10" (5.65m x 4.24m) With two eaves storage spaces, two Velux windows, spotlights and two radiators.

#### OUTSIDE

The property sits on a generous non-estate plot of approximately 0.28 acres (STS). The front is approached by secure electric gates leading to a block paved driveway providing ample off-street parking for multiple vehicles and access to the double garage. A well manicured raised lawn completes the frontage. To the rear of the property there is an enclosed garden with a patio seating area, steps leading to a formal lawned garden, with gravelled edging, flowerbeds, shrubs, decorative well, Summer House and sheds.

#### DOUBLE GARAGE

With twin electric doors to the front, double glazed window to the rear, light and power.



#### WEBSITE

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#### REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co and Gilsen 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 them we will receive a referral fee of up to £125.

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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.

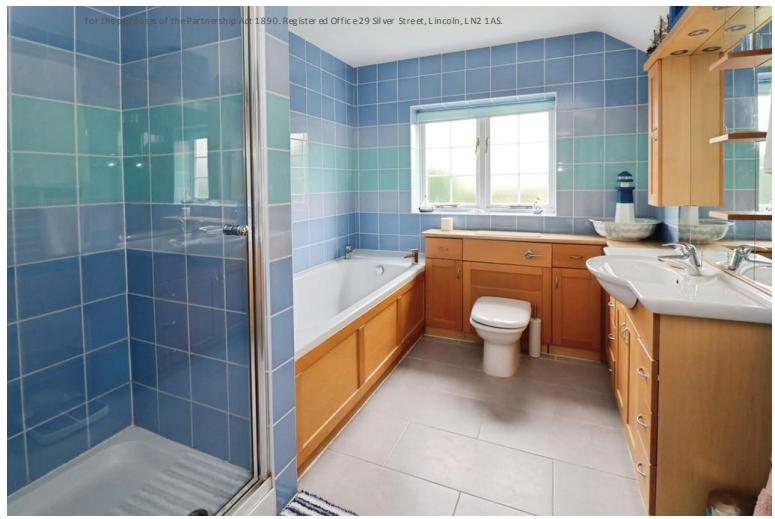
#### GENERAL

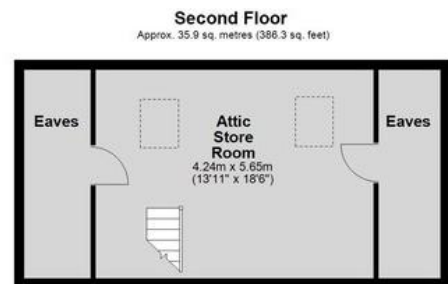
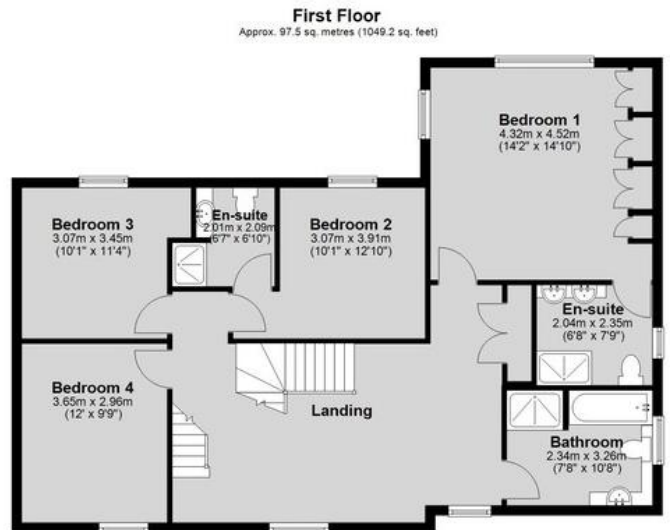
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Total area: approx. 307.7 sq. metres (3312.0 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

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