

Mundys est 1898

74 Ryland Road,

Welton, LN2 3LZ

Book a Viewing!

£895,000

An impressive and exceptionally spacious family home, together with a large annex offering an outstanding amount of accommodation and an exceptional degree of flexibility. The property provides ideal living arrangements for a large or extended family, multi generational living or those requiring additional independent accommodation for family or guests.

The property is offered for sale with no onward chain and occupies a larger than average plot, approached via a private gated driveway providing extensive parking. The main residence offers three/four bedrooms, with two benefiting from en-suite facilities, together with a dining room, shower room, family bathroom, spacious lounge with archway to snug, modern fitted kitchen and two utility rooms and air conditioning.

The annex is accessed via its own entrance and provides excellent independent accommodation arranged over the first floor. The annex includes a fitted kitchen with lounge/diner with access to a balcony overlooking the gardens, three bedrooms, with one benefiting from an en-suite facility and separate dressing room, together with a luxury family shower room.

A particularly impressive feature of the property is the extensive leisure complex, incorporating a fully heated indoor swimming pool, shower room and sauna. There is also a substantial games room with ample space for both a pool table and table tennis table, alongside additional office, study/bedroom accommodation.

Externally, the property enjoys mature gardens to both the front and rear, with a paved seating area to the rear providing attractive views over Welton Brook. There is also a summer house and extensive parking, including a separate side parking area offering space for approximately 6–8 vehicles.

Overall, this is a truly unique and substantial family home, offering a remarkable combination of spacious living accommodation, separate independent living space, extensive leisure facilities, mature gardens and generous parking.





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LOCATION

Welton is a highly regarded and well established village situated approximately six miles north of the historic Cathedral and University City of Lincoln. The village offers a good range of everyday amenities, including local shops, schools, public houses, golf course, equestrian centre, village all, park and other community facilities, making it a popular choice for families and those looking for village living within easy reach of the city. The surrounding area provides attractive countryside and open spaces, while excellent road links give convenient access to Lincoln and the wider area. A regular bus service operates from the village, providing a convenient connection into Lincoln City Centre.

ACCOMMODATION

RECEPTION HALL

Approached via UPVC entrance door and windows to the front, with top quality Amtico wood effect flooring, doors leading to the various ground floor rooms, including bedrooms, shower room, family bathroom, kitchen, lounge, dining room and garage currently used as a bedroom.

LOUNGE

19' 5" x 12' 4" (5.94m x 3.78m) A spacious reception room with UPVC double doors and windows overlooking the rear garden, a feature gas fire and radiator.









KITCHEN/BREAKFAST ROOM
18' 0" x 12' 5" (5.49m x 3.81m) A modern fitted kitchen with UPVC bow window incorporating a window seat and fitted blinds. Amtico wood effect flooring and an extensive range of modern base units and drawers with granite work surfaces over, a five-ring gas hob with extractor above, integrated oven and grill, wall mounted units, complementary splashbacks, spaces for fridge/freezer and dishwasher, a central island incorporating a breakfast bar with a composite sink and drainer with mixer tap. Doors lead through to the lounge and utility rooms.

SNUG
12' 4" x 11' 11" (3.78m x 3.64m) A useful additional reception area with double UPVC doors leading directly into the swimming pool/leisure complex.

UTILITY ROOM
10' 6" x 8' 0" (3.21m x 2.45m) With UPVC window to the front with fitted blinds, fitted base units and drawers with work surfaces over, wall mounted cupboards and complementary splashback. Sliding door leading to WC and stable door provides access to the rear entrance and the second utility area.

CLOAKROOM/WC
With WC and curved wall.

DINING ROOM
23' 11" x 13' 0" (7.30m x 3.97m) A spacious and versatile reception room with UPVC window and a newer UPVC bow window incorporating a window seat, Amtico wood effect flooring, radiator, ceiling rose and ample space for a large dining table. Doors lead through to the hallway.

BEDROOM 1
17' 6" x 10' 10" (5.34m x 3.32m) A spacious ground floor bedroom with UPVC windows and doors opening onto the rear garden, fitted bedroom furniture, radiator and door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM
With UPVC window to the side, shower cubicle, WC and wash hand basin with vanity cupboard, part tiled walls and radiator.

BEDROOM 2
20' 2" x 14' 0" (6.16m x 4.28m) With UPVC window overlooking the side garden, fitted bedroom furniture, radiator and door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM
Fitted with shower cubicle, WC and wash hand basin with vanity unit, tiled walls and floor.

BATHROOM
With UPVC window to the side aspect, sunken corner bath with mixer taps, twin wash hand basins with vanity cupboards, walk-in shower cubicle, WC and bidet.

SHOWER ROOM
With side facing porthole style window, tiled flooring and suite comprising shower cubicle, WC, wash hand basin with vanity cupboard and radiator.

BEDROOM 3
11' 9" x 9' 10" (3.59m x 3.00m) With UPVC window to the side aspect, radiator and fitted bedroom furniture.









GARAGE
14' 1" x 9' 11" (4.30m x 3.03m) Currently used as a bedroom (easily converted back to garage) With UPVC window to the side, radiator. The original garage door remains in place for easy conversion.

UTILITY ROOM 2
13' 1" x 11' 4" (4.01m x 3.47m) An entrance door from front of house providing separate entrance to the annex if required. With UPVC window and door to the front, fitted with a range of base units and work surfaces, sink and drainer, plumbing for a washing machine and tumble dryer, door leading into the pool room and stairs to the first floor annex accommodation.

ANNEX LANDING
With UPVC window to the side and doors leading to the bedrooms, shower room, kitchen/dining area and dressing room.

BEDROOM 3
21' 0" x 11' 4" (6.4m x 3.45m) With UPVC window to the front aspect, radiator and fitted cupboards.

KITCHEN/DINER
26' 1" x 9' 10" (7.96m x 3.00m) A spacious open plan kitchen, lounge and dining area with UPVC windows and double doors opening onto a covered veranda/balcony, overlooking the gardens. There is ample space for a dining table and seating area, together with a radiator. The kitchen is fitted with a range of base units and drawers with work surfaces over, sink and drainer with mixer tap, gas hob with extractor above, refrigerator/freezer, wall mounted units and complementary tiled splashbacks.

BEDROOM 1
11' 1" x 9' 6" (3.40m x 2.92m) With UPVC window and door opening onto a Juliet balcony, radiator and door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM
With shower cubicle, WC and wash hand basin and partially tiled walls.

DRESSING ROOM/BEDROOM
8' 11" x 7' 10" (2.72m x 2.40m) With UPVC window to the side, radiator and fitted bedroom furniture.

BEDROOM 2
11' 5" x 9' 6" (3.50m x 2.92m) With UPVC window to the side aspect and radiator.

SHOWER ROOM
A modern shower room with tiled walls, large walk-in double shower cubicle, wash hand basin with mixer tap and vanity cupboard, WC and radiator.

SWIMMING POOL AREA
23' 3" x 36' 2" (7.11m x 11.03m) A substantial and impressive leisure space with UPVC windows and doors overlooking the rear garden. The room houses a fully heated swimming pool, with hot tub. There is additional space suitable for a larger Jacuzzi/spa. There is block paved flooring and doors leading to a pool shower room, WC and sauna.









SHOWER ROOM AND SAUNA
With shower, WC and wash hand basin, together with access to the sauna.

GAMES ROOM
22' 2" x 16' 5" (6.78m x 5.01m) A large and versatile games room with windows overlooking the gardens and Welton Brook. There is ample space for a full size pool table and table tennis table. Doors lead through to additional study/computer room and shower room facilities.

SHOWER ROOM
With shower, WC and wash hand basin, together with tiled walls and flooring.

STUDY
11' 9" x 7' 10" (3.60m x 2.40m) A versatile additional room off the games room complex, currently used as further bedroom accommodation. With UPVC window to the side and radiator.

OFFICE
15' 11" x 9' 8" (4.87m x 2.96m) A further versatile room with door providing access to the large car parking area, suitable for use as an office or additional ancillary accommodation. Currently used as a bedroom.

OUTSIDE
The property occupies a larger than average plot and is approached via a private gated driveway providing extensive parking for numerous vehicles. To the side of the property there is a substantial parking area providing space for approximately 6–8 vehicles. The front gardens are mature and established with flowerbeds, trees and established planting. The rear gardens are equally well established, with lawns, mature trees, flowerbeds and a lower paved seating area providing an attractive space to enjoy the views over Welton Brook. There is also a summer house and further areas of garden offering a good degree of privacy.

KEY FACTS FOR BUYERS
SERVICES
All mains services available. Gas central heating.

EPC RATINGS – C.

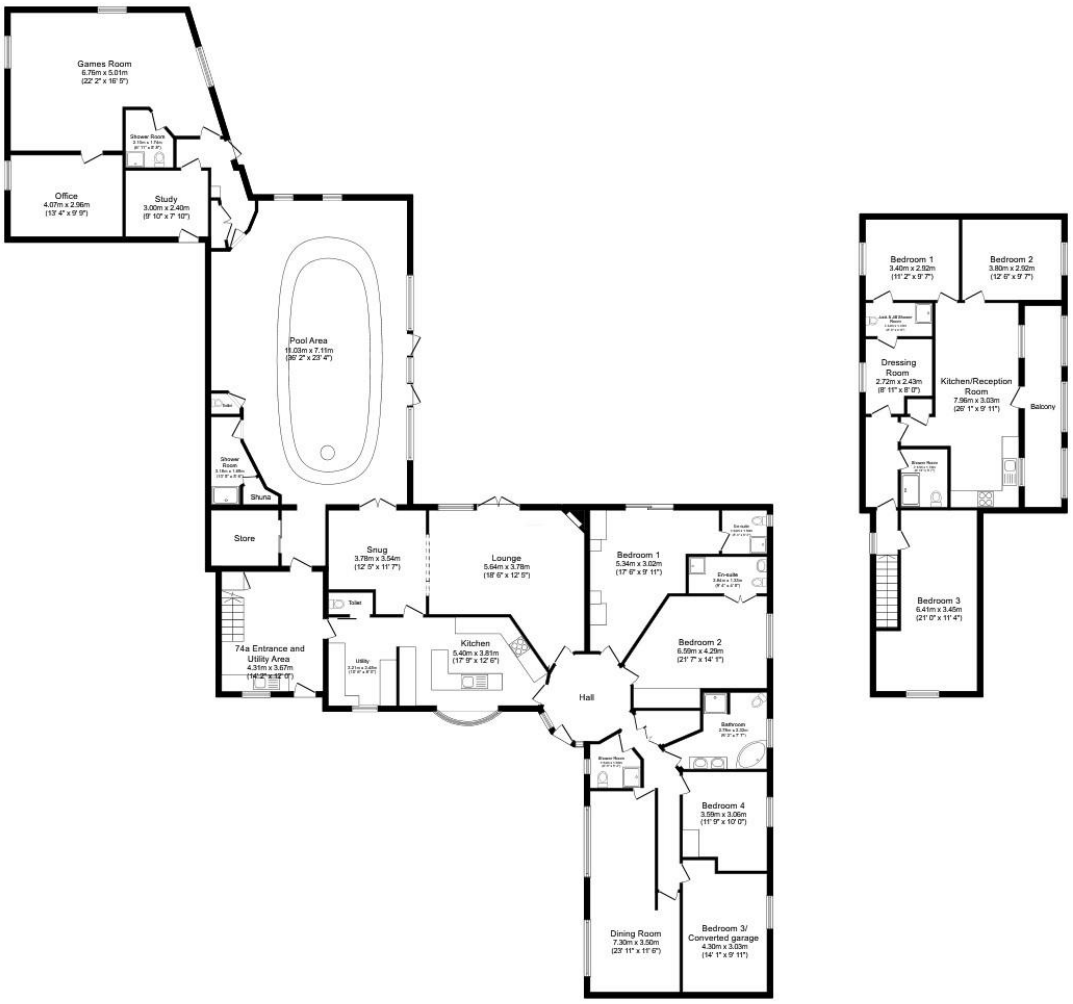
COUNCIL TAX BAND – F (West Lindsey District Council).

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.



Ground Floor First Floor

Total floor area: 432.0 sq.m. (4,650 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

WEBSITE

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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.

GENERAL

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