



## 2 Highcliffe

Wellingore, Lincoln. LN5 0HG





## 2 Highcliffe, Wellingore

This is a well presented, re-furnished four bedroom family property, situated in the popular village of Wellingore. The property is situated on an elevated position set back from the roadside, having ample parking and a well enclosed rear garden.

The sister villages of Wellingore and Navenby boast of an excellent range of amenities which include a doctor's surgery, chemist, restaurants, takeaways, public houses, supermarkets and individual shops, a thriving activity venue and two Grade 1 Listed Churches. Well-respected primary school with secondary schools in Welbourn, Lincoln, Sleaford and Grantham.

The Viking Way and Ermine Street offer options for walking, cycling and horse riding whilst enjoying the views of the Wolds and the Trent Valley. Good road connections out to a number of RAF bases in the region, as well as Grantham with its fast train connections to London taking in the region of 70 minutes, Newark, the A1 and the historic city of Lincoln just 10 miles to north, which is easily accessed via the new Eastern Bypass.



### ACCOMMODATION

**Entrance Hall** having uPVC obscure double glazed panelled front entrance door, return staircase up to first floor open gallery landing, under stairs storage cupboard, oak style LVT flooring, and radiator. Doors through to sitting room, home office/study, dining room and:

**Downstairs Shower/Cloakroom** comprising; a good sized built-in shower cubicle with Mira shower fitting and accompanying full height wall tiling, pedestal wash hand basin with a splash back, low level WC, radiator, inset ceiling spotlight fittings and extractor vent.



**Sitting Room** enjoying a pleasant outlook over the front garden and driveway from the bow window; having an attractive contemporary design style fireplace surround, inset fitted gas fire with marble style back and hearth, coving and radiator.

**Home Office/Study** with a pleasant northerly view out over driveway and across Highcliffe; fitted office wall cupboard space, LVT oak style flooring, built-in shelving to one corner and radiator.

**Living Dining Room** having a very appealing view out over the delightful rear garden; bi-fold patio doors providing access out onto the garden deck; coving, LVT oak styled flooring and two radiators, one with attractive fretwork radiator cover. Archway through to:

**Kitchen** having a southerly outlook across the very private landscaped rear garden; an attractive range of fitted kitchen units with hardwood work surface areas, double ceramic sink unit inset and glazed china cabinet with storage drawers beneath. A further area of work surface with cupboard space and room for a dishwasher below, a wall cupboard unit above containing the Worcester gas fired central heating boiler. To the opposite side of the room there is an extensive area of work surface with cupboard space and drawers below, comprehensive range of wall cupboard space with wine rack and space to one corner for an upright fridge/freezer with shelving over. To one wall there is room for the Range cooker having cooker hood above with canopy and wall cupboard space set on the other side. Tiled splash back to all fitted work surface areas and radiator. Door through to:



**Utility Room** having a southerly aspect; fitted work surface extending round two walls with a single drainer, stainless steel sink unit inset, space beneath for accompanying laundry white goods, and tiled splash backs to all fitted work surface areas. uPVC double glazed rear entrance door to garden.

## First Floor

**Gallery Landing** having a pleasant view down into the entrance hall below, a view to the north frontage of the property and across Highcliffe; built in airing cupboard containing the insulated hot water cylinder with immersion heater, access to roof space and radiator.



**Bedroom** overlooking the front garden and homes on the opposite side of Highcliffe; fitted shelving and radiator.

**Bedroom** with a northerly view down over the driveway entrance of Highcliffe; and radiator.

**Bedroom** with a southerly outlook down over the well enclosed mature rear garden; built-in clothes/storage cupboard to one corner, fitted shelving and radiator.

**Family Bathroom** appointed in a contemporary design style with panel bath, splash back, wash hand basin with toiletry drawer and cupboard space below, a mirror panelled medicine cabinet above and low-level WC with concealed cistern. Ladder back style radiator/towel rail and electric shaver socket.

**Bedroom** with a very pleasant southerly view down over the rear garden; and radiator.

## OUTSIDE

The house stands in a prominent position on the left as you enter Highcliffe, set well back from the roadside and approached across a gravel driveway which provides more than ample parking for both family and visitors, as well as access to the **Attached Garage** with roller blind door and additional rear side service door. The garden has been laid to lawn with mature shrubs inset to a gravel flower bed to the front elevation of house. There are well presented wheelie bin/stores on one side.

From the driveway, there is a concrete pathway running down the eastern elevation of the garage through to the rear delightful mature well enclosed, private family garden. A good size raised deck terrace runs along a crossover elevation of the house onto which the bi-fold doors of the living dining room open. The landscaped garden area has been laid to lawn with sleeper raised flowerbeds housing alpines, lavender, box, viola with further well-stocked, flowerbeds and borders to the boundaries, containing a wide variety of flowering plants and shrubs, cherry and other fruit trees. Set to one corner, there is a large garden Wendy house for the younger members of the family. There are exterior, light fittings and a water tap.

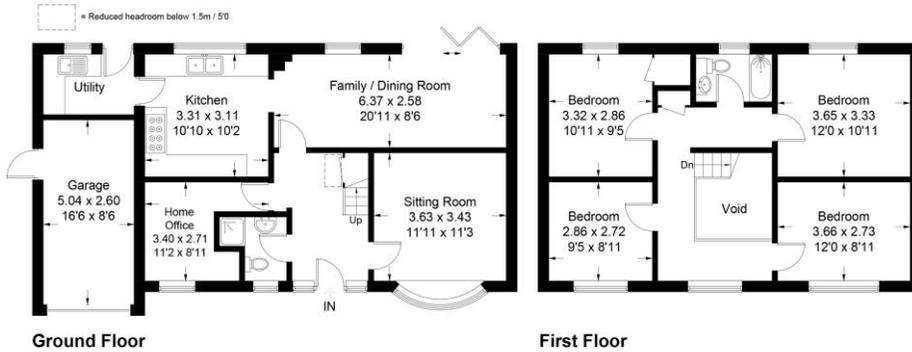
**North Kesteven District Council – tax band: D**





## 2 Highcliffe

Approximate Gross Internal Area = 123.4 sq m / 1328 sq ft  
(Excluding Void)  
Garage = 12.7 sq m / 137 sq ft  
Total = 136.1 sq m / 1465 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



### ENERGY PERFORMANCE RATING: C

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.  
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