



Xanadu  
Welton Le Wold, LN11 0QT

**M A S O N S**  
SALES & LETTINGS

**An opportunity to acquire an individual, well designed modern detached family house in a particularly sought-after Lincolnshire Wolds village and enjoying a sylvan setting with a detached double garage and attractive terraced garden.**

**Directions**

Proceed away from Louth along Westgate and continue to the bypass roundabout, take the second exit and then follow the road to the village of Welton-le-Wold.

There are two right turnings into the village, ignore the first turning and take the second right turn just before the garage opposite. Proceed down the hill, continue around the sharp right bend and then carry on until Xanadu is found on the left side.

**The Property**

This individual detached house is estimated to date back approximately 15 years and the property has brick-faced principal walls beneath a pitched timber roof structure covered in clay pantiles. The house has traditional timber-framed double-glazed



windows, the majority of which are of sliding sash type and heating is by an oil-fired, wall-mounted central heating boiler connected to steel panel radiators with an insulated hot water tank. In addition there is an LPG stove in the lounge and the property has an impressive oil-fired cooking range in the dining-kitchen.

The interior has six-panel and glazed internal doors finished in natural pine on the ground floor and in white on the first floor. There is a security alarm system and positioned close to the front of the house is a detached double garage with brick-faced principal walls beneath a pitched timber roof structure covered in clay pantiles, thereby complementing the house. A gravel driveway provides useful parking and turning space with a large pergola over part and there is an attractive terraced garden to the rear with a timber summer house and pond.

**Accommodation**

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

**Ground Floor**

Steps from the driveway up to a raised approach to the front door, over which a wide canopy porch is constructed in timber and steel with a polycarbonate roof covering. From here a decorative multi-pane, part-glazed (double-glazed) door opens into the Entrance Hall.



Alternatively there is a single step access to the house from the drive via the conservatory.

**Entrance Hall**

Staircase with pine spindle balustrade leading to the first floor and under stairs store cupboard. Chinese slate floor, radiator, central heating thermostat, coved ceiling and smoke alarm.

**Lounge**

Recessed fireplace with stone hearth and LPG flame-effect cast iron stove inset. Two radiators, coved ceiling, dual aspect windows and rear multi-pane French doors into the conservatory.

**Dining Kitchen**

A spacious room with an extensive range of units having solid oak facings and comprising base cupboards and drawers with corner shelves, tall larder rack, matching wall cupboards with pelmet lights beneath, space for a refrigerator and glazed serving hatch to the lounge. Nobel oil-fired heatstore cooking range finished in black enamel. Neff two plate electric ceramic hob adjacent, plumbing for dishwasher and one-and-a-half bowl sink unit with single drainer. Chinese slate floor, radiator, coved ceiling, door chimes and electricity consumer unit with MCBs. Four halogen spotlights to ceiling fitting and further combined ceiling mounted light/ventilation fan.



**Study/Snug**

This room could alternatively be a ground floor bedroom if required and has a coved ceiling and radiator.

**Utility Room**

Built-in, full-height larder cupboard, space with plumbing for washing machine, for dishwasher and for refrigerator, double cupboard and stainless steel sink unit with work surface each side and tiled splashback. Radiator, Chinese slate floor extending into the cloaks/WC, coved ceiling, twin spotlights and extractor fan. Side part-glazed (double-glazed) door to outside.

**Cloakroom/WC**

White suite of low-level WC and vanity wash hand basin set into a roll-edge surround with three doors to cupboards under and ceramic tiled splashback. Rear window with tiled sill, radiator, ceramic tiled floor and coved ceiling with trap access to wing roof void. Wall mounted, Grandee oil-fired central heating boiler.

**Dining Room**

An attractive room with two pairs of multi-pane French doors, from the kitchen and leading through into the conservatory. Twin sash window to the rear, radiator and coved ceiling.

**Conservatory**

An attractive, spacious conservatory with a double-glazed, mono-pitch roof, double-glazed windows with low sills over brick base walls, ceramic tiled floor and two wall light points. Double French doors to the side elevation, rear part-glazed door to the rear elevation and white colour-washed brick walls.

**First Floor**

**Landing** with coved ceiling, smoke alarm, pine spindle balustrade extending around the staircase and white six-panel doors to built-in double wardrobe with clothes rail and shelving. Trap access to the roof void and radiator with shelf over.

**Bedroom 1 (front)**

With a built-in range of two double wardrobes having white six-panel doors, radiator and front window providing superb views across the village. Shaped archway from entrance passageway which has a door leading off to the :-

**En Suite Bathroom** White suite of panelled, double-ended bath with Victorian-style mixer tap having shower fittings; pedestal wash hand basin and low-level WC. White ladder-style radiator/towel rail, shaver socket, extractor fan and ceramic tiled splashbacks.

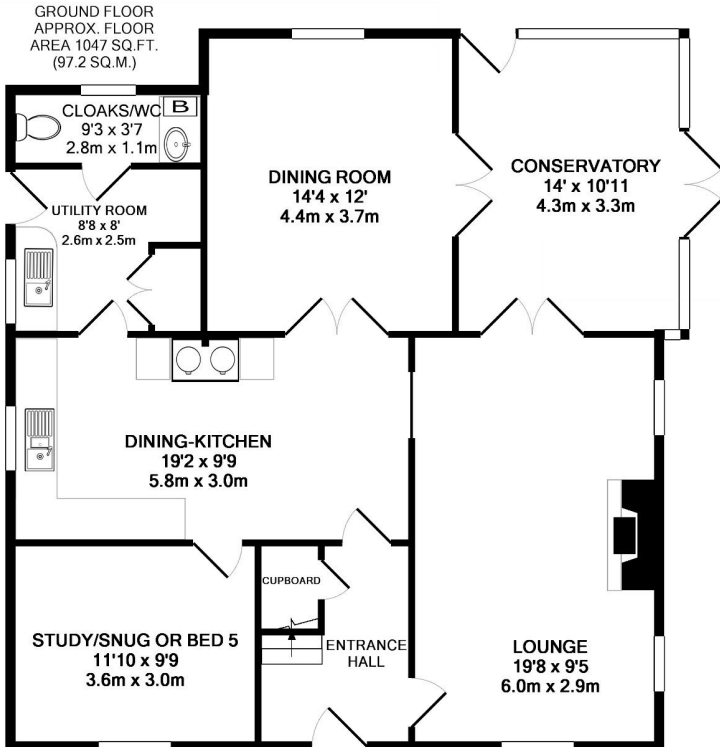
**Bedroom 2 (rear)**

Radiator, three spotlights to ceiling fitting and twin sash window to the rear elevation. Built-in airing cupboard containing tall insulated hot water cylinder by Santon with immersion heater.

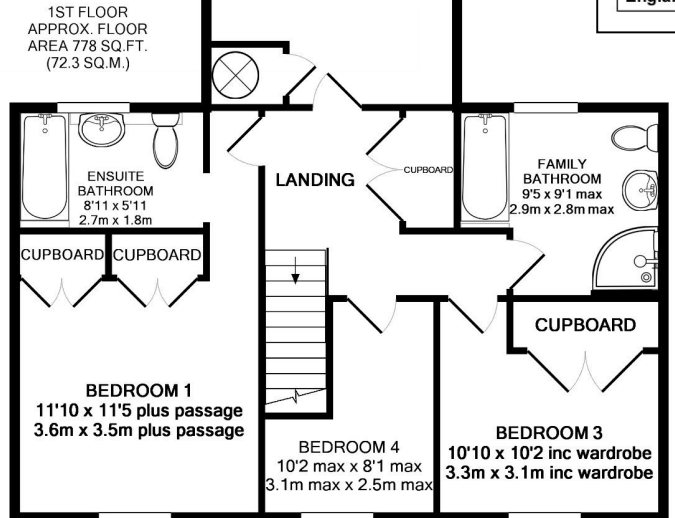
**Bedroom 3 (front)**

Radiator and large built-in wardrobe with clothes rails and shelving.





**Floor Plans and EPC Graph**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	53	62
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	54	60
	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 1824 SQ.FT. (169.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Bedroom 4 (front)**

L-shaped with radiator, high-level wall shelf and fine views as from the other front bedrooms.

**Family Bathroom**

L-shaped with a white suite comprising panelled bath, low-level WC and pedestal wash hand basin. Glazed and ceramic tiled corner shower cubicle with mixer unit and curved, glazed double doors. Radiator, extractor fan and ceramic tiled splashbacks.

**Outside**

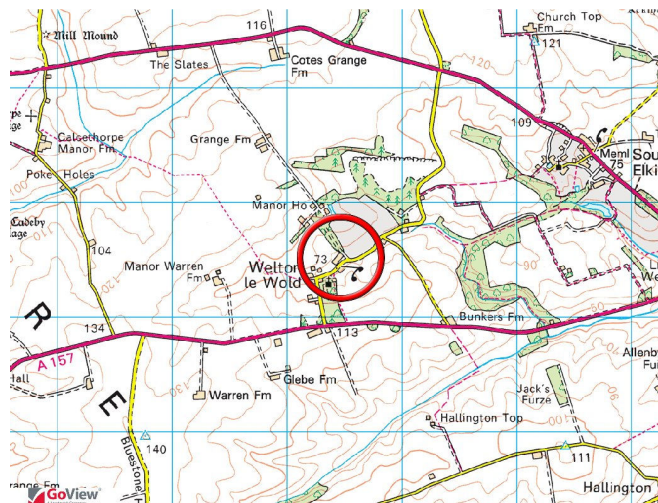
From the lane a gravelled driveway provides ample parking and turning space with a high timber pergola to one side and access opposite to the detached double garage 6.62m x 5.85m externally, with twin up-and-over doors, light and power supply together with a sensor floodlight to the front.

The professionally landscaped gardens are a delightful feature of this property and create a secluded and private environment with many established ornamental trees, perennial plants, shrubs and bushes, terraced areas to the rear and lawns with walled steps leading up. Sunken fish pond with retaining walls around a Yorkstone patio area adjacent and a pathway leads off around the rear and side of the house. On the upper tier of the garden there is an attractive timber summer house which forms a peaceful retreat overlooking the rear of the house from an elevated position. There are outside lights including a rear sensor light, side outside light by the utility room door and an external water tap. To one side of the driveway there is an LPG storage area for the tanks supplying the fire in the lounge.

**Situation and Amenities**

Welton-le-Wold is undoubtedly one of the most sought-after and picturesque country villages within the Lincolnshire Wolds area to the west of Louth market town and the village contains an interesting variety of unique properties nestling within a quiet, partly tree-lined valley yet conveniently placed for the main roads which lead to Louth, Lincoln and Market Rasen.

Louth is a popular market town with three busy markets each week, numerous individual shops, highly regarded primary, secondary and grammar schools, and many cafes, bars and restaurants. Grimsby is





approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbards Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around the town has many fine country walks and bridleways.

#### General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items.

No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains water, electricity and drainage, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band E.



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#### Important Notice

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

**MASONS**  
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