





14 Wellington Way, Hemswell Cliff

£190,000 Freehold

NO CHAIN · STUNNING TURN KEY HOME · HIGHLY REGARDED VILLAGE LOCATION · MODERN FITTED KITCHEN · SPACIOUS LOUNGE DINER · GROUND FLOOR W.C. · THREE GENEROUS BEDROOMS · MODERN FAMILY BATHROOM SUITE & STYLISH EN-SUITE · ENCLOSED & PRIVATE REAR GARDEN · AMPLE OFF ROAD PARKING

paul fox
the family estate agents





Situated within the ever-popular village of Hemswell Cliff, this immaculately presented detached home offers an exceptional turnkey opportunity for buyers seeking stylish, spacious, and contemporary living. Beautifully maintained throughout and offered to the market with no onward chain, the property is ready for immediate occupation, allowing prospective purchasers to simply move straight in and enjoy everything this fantastic home has to offer.

Hemswell Cliff continues to prove a highly desirable location, enjoying a strong sense of community alongside an excellent range of everyday amenities including local shops, schooling, healthcare facilities, cafés, and public houses. Ideally positioned for commuters, the village provides convenient access to Lincoln, Gainsborough, Scunthorpe, and the A15, while also being home to the renowned Hemswell Antique Centres which attract visitors from across the region. Combining village charm with practical connectivity, the area remains a firm favourite amongst families and professionals alike.

Internally, the property boasts well-planned and versatile accommodation throughout. An inviting entrance hall leads into a modern fitted kitchen complete with a range of contemporary units and ample preparation space, whilst the spacious lounge diner provides an ideal setting for both everyday family living and entertaining guests. French doors open seamlessly onto the rear garden, flooding the room with natural light and creating an excellent indoor-outdoor flow. A convenient ground floor WC further enhances the practicality of the home.

To the first floor are three generously proportioned bedrooms, all beautifully presented and serviced by a stylish family bathroom suite. The impressive principal bedroom further benefits from its own modern ensuite shower room, creating a comfortable and private retreat.

Externally, the property occupies an enviable position towards the end of a quiet cul-de-sac, offering a pleasant degree of privacy and minimal passing traffic. The front of the home enjoys a neatly maintained lawned garden alongside a substantial block paved driveway providing ample off-road parking. Gated side access leads to the impressive enclosed rear garden, which is a particularly attractive feature of the home. Predominantly laid to lawn, the garden also benefits from an extensive Indian stone paved patio seating area, perfectly suited for outdoor dining, summer entertaining, or simply relaxing in the warmer months.

Properties presented to such a high standard within this sought-after village rarely remain available for long, therefore early viewing is considered essential to fully appreciate both the quality of accommodation and desirable setting on offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Kitchen
9' 9" x 9' 0" (2.98m x 2.75m)

Entrance Hall
10' 7" x 7' 1" (3.22m x 2.17m)

WC
5' 6" x 3' 2" (1.68m x 0.97m)

Lounge/Diner
16' 5" x 16' 5" (5.01m x 5.00m)

Bedroom 1
10' 10" x 9' 0" (3.30m x 2.75m)

Bathroom
7' 1" x 6' 6" (2.15m x 1.98m)

Bedroom 2
11' 2" x 8' 9" (3.40m x 2.66m)

En-suite
9' 0" x 3' 11" (2.75m x 1.19m)

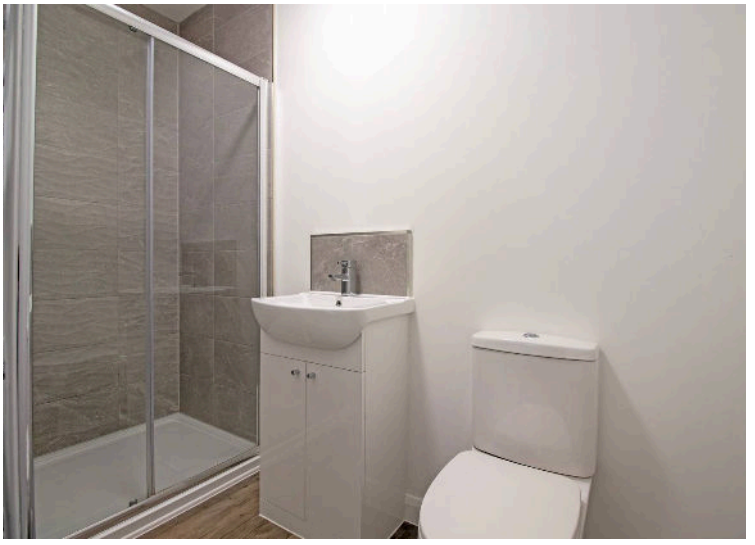
Bedroom 3
7' 3" x 6' 11" (2.20m x 2.10m)





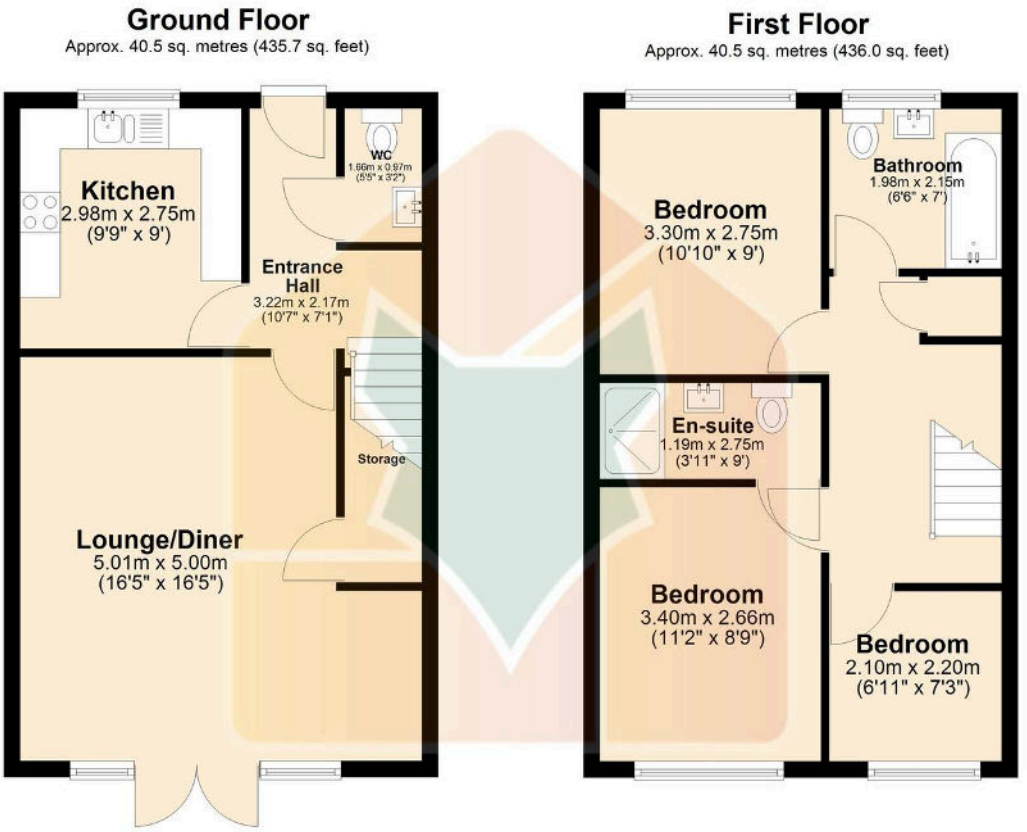












Total area: approx. 81.0 sq. metres (871.6 sq. feet)

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