



19 Hazel Grove

Welton, Lincoln, LN2 3JZ

£254,800

A three Bedroom Detached Bungalow in the popular village of Welton and located on a pleasant corner plot. The internal accommodation briefly comprises of large Entrance Porch, Hallway, Lounge Diner, fitted Kitchen, Conservatory, three Bedrooms and family Bathroom. The property has a single attached garage and block paved driveways providing ample off road parking. There are corner plot gardens to three sides of the property. The property further benefits from No Onward Chain and viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – C

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln north on the A15, proceed past the Lincolnshire Showground and at the mini-roundabout proceed straight across along the A15. Pass RAF Scampton and turn right where signposted towards Welton. Turn left onto Prebend Lane and then right onto Hazel Grove where the property can be located on the left hand side.

LOCATION

Welton is a popular village which lies to the north of the historic Cathedral and University City of Lincoln. The village has a wide range of local amenities including schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.





ACCOMMODATION

PORCH

12' 9" x 10' 3" (3.91m x 3.13m) With two double glazed windows to the front aspect, radiator and roof light.

HALLWAY

With large storage/airing cupboard.

LOUNGE/DINER

18' 9" x 14' 0" (5.74m x 4.27m) With double glazed windows to the front and side aspects, gas fire and two radiators.

KITCHEN

9' 8" x 7' 10" (2.95m x 2.39m) Fitted with a range of wall, base units and drawers with work surfaces over, stainless steel 1 ½ bowl sink unit with side drainer and mixer tap over, serving hatch, integrated fridge and dishwasher, eye level electric double oven, gas hob with extractor fan, tiled floor, tiled splashbacks, spotlights, double glazed window and door to the conservatory.

CONSERVATORY

16' 0" x 8' 11" (4.88m x 2.73m) Double glazed conservatory with door to the rear garden, tiled floor and worktop with spaces below for washing machine and dishwasher.

BEDROOM 1

10' 4" x 6' 6" (3.17m x 2.00m) With double glazed window to the rear aspect, mirror fronted double wardrobe, complimenting bedside tables and over bed storage and radiator.



BEDROOM 2

11' 3" x 10' 4" (3.44m x 3.16m) With double glazed window to the front aspect and radiator.

BEDROOM 3

8' 5" x 7' 4" (2.57m x 2.25m) With double glazed window to the rear aspect and radiator.



BATHROOM

10' 10" x 7' 4" (3.31m x 2.25m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, wash hand basin and close coupled WC in vanity unit, two chrome towel radiators, tiled walls, spotlights and two double glazed windows.



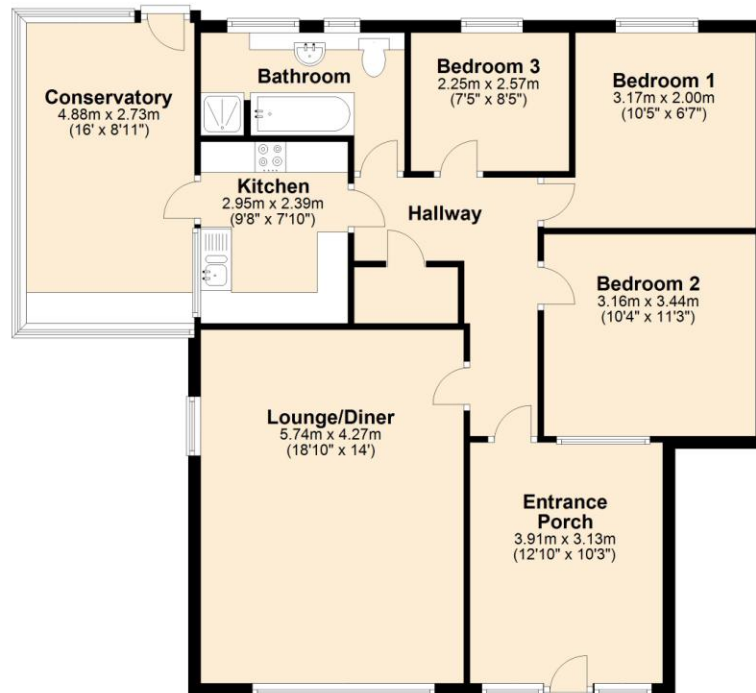
OUTSIDE

The property is situated on a generous corner plot with two block paved driveways for multiple cars and a single garage with electric door. To the front and side of the property there are lawned gardens. The rear garden is mainly laid to gravel for low maintenance with two sheds.



Ground Floor

Approx. 102.5 sq. metres (1102.8 sq. feet)



Total area: approx. 102.5 sq. metres (1102.8 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

WEBSITE
Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers 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 then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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