



Greenwich, Plot 27 Hawks Chase

Welton, Lincoln, LN2 3BS



£260,000

Hawks Chase is an excellent new development of 49 quality homes constructed by Lindum Homes in the highly sought after village of Welton, situated approximately 6 miles north of the Cathedral City of Lincoln. The Greenwich is a well-designed three bedroomed semi-detached house offering downstairs living space comprising of Lounge, modern open plan Dining Area and fitted Kitchen with integrated appliances and Cloakroom/Utility Room. The Dining Area has patio doors leading to the rear garden with a patio seating area. The First Floor has the benefit of three Bedrooms with the principal Bedroom benefiting from an En-suite and a Family Bathroom. Outside there is a blocked paved driveway providing off road parking for vehicles and a good sized rear garden with a patio area. The property further benefits from a 10 year NHBC warranty and a 2 year Lindum Homes customer care warranty. Viewing of this property is highly recommended.





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All mains services available. Gas central heating. BT fibre installed.

DISCLAIMER

The internal photographs, descriptions and measurements used in the marketing of this property have been taken from Plot 24 which represents the same style of property.

PREDICTED ENERGY ASSESSMENT-B

COUNCIL TAX BAND - to follow

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading north out of Lincoln on the A46, passing the village of Nettleham and continue along where signposted towards Welton. At the roundabout turn left into the centre of the village along Ryland Road. Continue out of the village and at the roundabout turn left onto Hackthorn Road. Proceed along Hackthorn Road turning right onto Northfield Road and turning left onto Halfpenny Close and then left again onto Hawks Road where the development is located.









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 a GP surgery, dental practice, veterinary practice, Co-op food store and public houses. Welton offers two pre-schools, a primary school and the William Farr Church of England secondary school. There is also a regular bus service out of the village into Lincoln City Centre.

ENTRANCE HALL

With main entrance door, stairs rising to the first floor and a radiator.

LOUNGE

15' 3" max into bay x 12' 9" ($4.65 \, \text{m} \, \text{x} \, 3.89 \, \text{m}$), with UPVC box bay window to the front elevation, radiator, coving to ceiling, TV and telephone point and under stairs storage area.

OPEN PLAN KITCHEN & DINING AREA

16' 1" x 13' 5"(maximum overall measurement for L-shape) (4.9m x 4.09m)

Kitchen Area - Fitted with a range of quality kitchen units and drawers with work surfaces over, integrated appliances incorporating fridge freezer, Zanussi gas hob and double oven, extractor hood, Vaillant gas central heating boiler, part tiled surround, coving to ceiling, inset spotlights and UPVC window to the rear elevation.

Dining Area - With UPVC French/patio doors to the rear garden with side windows, radiator and coving to ceiling.

UTILITY ROOM/CLOAKROOM

7' 2" x 5' 0" (2.18m x 1.52m), with fitted unit and work surface, plumbing for washing machine, WC, wash basin, extractor fan, radiator, part tiled surround and UPVC window to the side elevation.

FIRST FLOOR LANDING

With airing cupboard and access to the roof void.

BEDROOM

 $12'9" \times 12'6"$ maximum ($3.89 \, \text{m} \times 3.81 \, \text{m}$), with UPVC window to the front elevation, radiator and TV point.

EN-SUITE

With suite to comprise of fitted shower area, WC and wash hand basin, part tiled surround, inset spotlights, extractor fan and UPVC window to the front elevation.

BEDROOM

 $9' 8" \times 9' 2"$ (2.95m x 2.79 m), with UPVC window to the rear elevation and radiator.

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9' 2" x 6' 2" (2.79m x 1.88m), with UPVC window to the rear elevation and radiator.

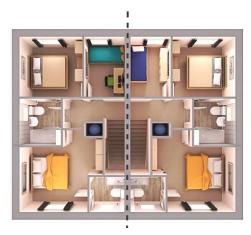
BATHROOM

7' 0" x 6' 2" (2.13m x 1.88m), with suite to comprise of bath with shower over, WC and wash hand basin, part tiled surround, shaver point, extractor fan, inset spotlights, towel radiator and UPVC window to the side elevation.

Ground Floor



First Floor



Hawks Chase Great Homes, Great Locations Key Osbourne 3 bedroom Balmoral 3 bedroom Brompton 4 bedroom Regent 4 bedroom Richmond 4 bedroom Greenwich 3 bedroom Affordable Highgrove 4 bedroom Public Open Space Kingsbourne 3 bedroom

OUTSIDE

There is a blocked paved driveway providing off road parking for vehicles. There is a good sized rear garden with a patio area and outside power point.

MANAGEMENT COMPANY

The Management Company Fee payable at Hawks Chase is currently £150.00 per annum per property.

This amount covers the cost of the Public Liability Insurance currently levied at £6.00 per annum per property.

The remainder provides for the maintenance of the Public Open Spaces with regard to replanting and general gardening to these areas.

Please note the cost of the Management Company Fee is reviewed annually and may be increased where necessary to cover any increase in insurance premium renewals and or garden maintenance costs.

Any queries regarding the Management Company should be raised with your Solicitor as part of your conveyance.

ves peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522556088 and ask for

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