



1 Lancaster Court

Welton, Lincoln, LN2 3SY

£380,000

A spacious four bedroom detached house situated on a corner plot in the prestigious village of Welton. The property has well-presented accommodation comprising of Hall, Cloakroom/WC, Study, Lounge, Dining Room, Kitchen Diner, Utility Room and a First Floor Landing leading to four Double Bedrooms, Master En-Suite Shower Room and a four piece Family Bathroom. Outside the property has private Front and Rear Gardens, a gated Driveway and a detached Single Garage. Viewing of this family home is highly recommended to appreciate the spacious accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING — C

COUNCIL TAX BAND — D

LOCAL AUTHORITY - West Lindsey District Council.

TENURE — Freehold.

VIEWINGS - By prior appointment through Mundys.

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

HALL

With staircase to First Floor, understairs storage cupboard and radiator.

CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin, double glazed window to the side aspect, part-tiled walls and radiator.

LOUNGE

18' 4" x 12' 10" (5.61m x 3.93m), with double glazed bay window to the front aspect, two double glazed windows to the side aspect, gas fire in a feature fireplace and two radiators.

DINING ROOM

11' 9" x 10' 6" (3.59m x 3.22m), with double glazed windows and door to the Rear Garden and radiator.

STUDY

11' 11" x 8' 11" (3.65m x 2.74m), with double glazed window to the front aspect and radiator.

KITCHEN/DINER

17' 1 (max)" x 13' 11 (max)" (5.21m x 4.24m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan over, spaces for a slimline dishwasher and fridge, tiled splashbacks, tiled flooring, radiator, double glazed windows and door to the rear aspect.





UTILITY ROOM

8' 11" x 5' 1" (2.74m x 1.56m), fitted with base units with work surfaces over, spaces for a washing machine, tumble dryer and fridge freezer, tiled splashbacks, tiled flooring, wall-mounted gas-fired central heating boiler, radiator and door to the side aspect.

FIRST FLOOR LANDING

With airing cupboard, loft access point and radiator.

BEDROOM 1

14' 11" x 13' 5" (4.55m x 4.09m), with double glazed window to the front aspect, a range of fitted wardrobes and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with electric shower, pedestal wash hand basin and close coupled WC, part-tiled walls, radiator and double glazed window to the front aspect.

BEDROOM 2

14' 9" x 12' 8" (4.5m x 3.88m), with double glazed window to the front aspect and radiator.

BEDROOM 3

14' 4" x 10' 10" (4.38m x 3.31m), with double glazed window to the rear aspect and radiator.



BEDROOM 4

12' 1" x 9' 0" (3.70m x 2.76m), with double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle with electric shower, pedestal wash hand basin and close coupled WC, part-tiled walls, radiator and double glazed window to the rear aspect.

OUTSIDE

The property sits on a corner plot with a lawned Garden to the front. There is a private and enclosed Rear Garden laid mainly to lawn with patio seating area and mature shrubs. The property further benefits from a gated Driveway and a detached Single Garage.





WEBSITE

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray 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 them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

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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

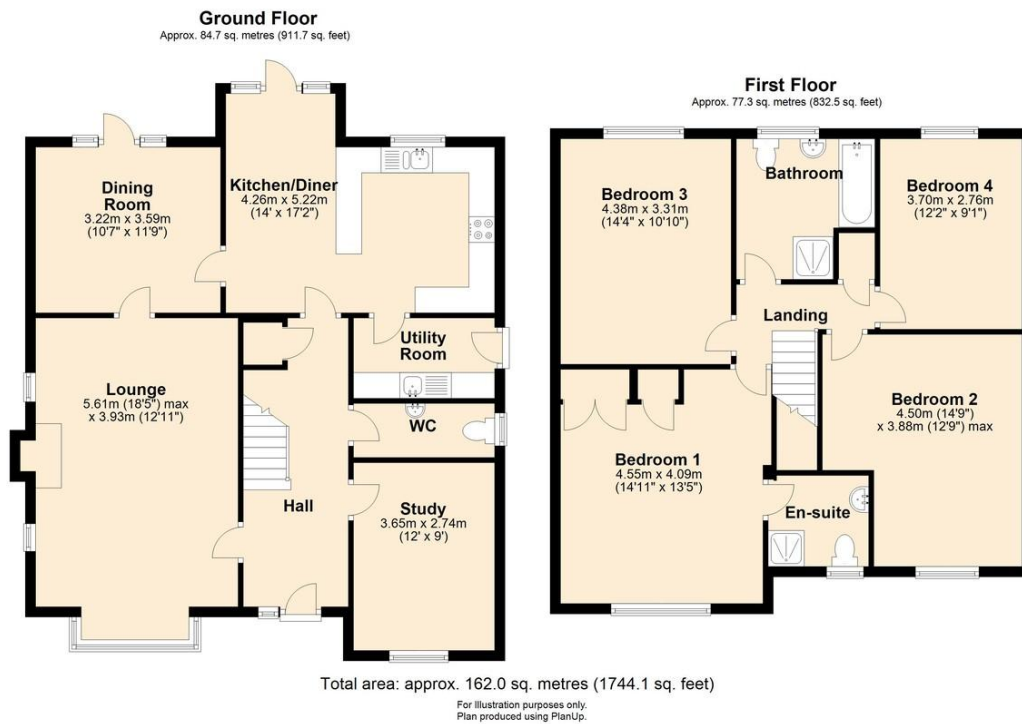
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they 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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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