



3 Beckhall

Welton, Lincoln, LN2 3LJ

OFFERS OVER £375,000

An extended four bedroom detached family home situated near the centre of the desirable village of Welton, to the North of the Cathedral City of Lincoln. The property has well-presented accommodation comprising of Porch, Hall, large Lounge, extended Dining Room, Kitchen Diner, Utility Room, Cloakroom/WC and a First Floor Landing leading to four Double Bedrooms, Master with a Dressing Room and En-Suite Shower Room and a four piece Family Bathroom. Externally the property has a gravelled driveway providing off-street parking for multiple vehicles, a large integral garage and lawned front and rear gardens. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – E

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 property is a just a short walk from St Mary's School and William Farr School. There is also a bus route to the grammar school. 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.

DIRECTIONS

Heading out of Lincoln along the A46, turn left where signposted towards Welton on Lincoln Road and proceed along Lincoln Road taking you past the William Farr School on the right hand side. Turn right onto Beckhall and proceed along where the property can be located on the left hand side.



ACCOMMODATION

PORCH

With double glazed windows to the front and side aspects, tiled flooring and radiator.

HALL

With staircase to First Floor, laminate flooring and radiator.

LOUNGE

23' 2" x 13' 5" (7.07m x 4.09m), with double glazed windows to the front and rear aspects, electric fire in a feature fireplace and two radiators.

DINING ROOM

16' 9" x 12' 7" (5.12m x 3.85m), with double glazed window to the front aspect, laminate flooring and two radiators.

KITCHEN DINER

19' 7" x 11' 5" (5.99m x 3.49m), 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, integrated dishwasher and fridge freezer, space for a Range cooker, tiled flooring, tiled splashbacks, spotlights, radiator and double glazed window and French doors to the rear garden.

UTILITY ROOM

10' 7" x 8' 3" (3.24m x 2.52m), fitted with wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for a washing machine, airing cupboard with wall-mounted gas-fired central heating boiler, laminate flooring, spotlights and double glazed window to the rear aspect.

CLOAKROOM/WC

4' 11" x 3' 6" (1.52m x 1.07m), with close coupled WC, wash hand basin in a vanity unit, chrome towel radiator and spotlights.

FIRST FLOOR LANDING

With double glazed window to the front aspect, loft access point and airing cupboard.

BEDROOM 1

12' 3" x 9' 7" (3.74m x 2.94m), with double glazed window to the rear aspect and radiator.

DRESSING ROOM

8' 3" x 6' 1" (2.52m x 1.86m), with double glazed window to the front aspect and double wardrobe.

EN-SUITE SHOWER ROOM

8' 3" x 3' 5" (2.52m x 1.06m), fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity unit and close coupled WC, chrome towel radiator, spotlights, laminate flooring and double glazed window to the rear aspect.

BEDROOM 2

14' 10" x 12' 9" (max)" (4.53m x 3.89m), with double glazed window to the front aspect, two double wardrobes and radiator.





BEDROOM 3

12' 0" x 10' 5" (3.66m x 3.20m), with double glazed window to the front aspect and radiator.

BEDROOM 4

11' 11" x 9' 5 (max)" (3.64m x 2.87m), with double glazed window to the rear aspect and radiator.

BATHROOM

8' 11" x 8' 6" (2.74m x 2.61m), fitted with a four piece suite comprising of corner bath, shower cubicle, wash hand basin in a vanity unit and close coupled WC, tiled walls, tiled flooring, chrome towel radiator, spotlights and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a gravelled driveway providing off-street parking for multiple vehicles and access to the large integral garage. The property further benefits from a lawned front garden and an enclosed private rear garden laid mainly to lawn with patio seating area, mature shrubs and shed.

INTEGRAL GARAGE

With up and over door to the front aspect, rear personal door, light and power.



WEBSITE

Our detailed website shows 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

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Six & Brett (Legal), 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 I Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them then we will receive a referral fee of up to £125.

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

Mundys Financial Services 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

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 work out the costs 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. Mundys makes every effort to ensure these details are accurate however they are for information and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline 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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself or an inspection, your own advisor or conveyancer, particularly on items stated herein and verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

