



15 Reed Lane

Welton, Lincoln, LN2 3DU

£300,000

An immaculately presented three bedroomed modern detached bungalow situated in this quiet cul de sac location within the sought after village of Welton. Internally the property offers living accommodation to briefly comprise of Hallway, Lounge with double doors to the rear, Kitchen with a range of integrated appliances, Main Bedroom with En-suite Shower Room, two further Bedrooms and a Bathroom. Outside there is a blocked paved driveway providing off road parking and gated access to a south facing rear garden. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B

COUNCIL TAX BAND – C

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

HALLWAY

With composite door and UPVC double glazed window, radiator and storage cupboard.

LOUNGE

17' 1" x 11' 6" (5.21m x 3.51m), with UPVC double glazed double doors and windows, electric fire and radiator.

KITCHEN

11' 6" x 10' 8" (3.51m x 3.25m), with UPVC double glazed window, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, matching upstand, composite sink unit and drainer, integral oven, four ring ceramic hob with glass splashback and extractor fan over, integrated fridge freezer, dishwasher and washer dryer, spotlighting and radiator.



BEDROOM 1

16' 0" x 12' 4" (4.88m x 3.76m), with UPVC double glazed window, built-in wardrobe and radiator.

EN-SUITE

9' 1" x 4' 11" (2.77m x 1.5m), with tiled flooring, partly tiled walls, low level WC, wash hand basin, walk-in shower cubicle, heated towel rail, spotlighting, extractor fan and shaver point.



BEDROOM 2

12' 1" x 9' 7" (3.68m x 2.92m), with UPVC double glazed window and radiator.

BEDROOM 3

8' 10" x 8' 7" (2.69m x 2.62m), with UPVC double glazed window and radiator.

BATHROOM

With UPVC double glazed window, tiled flooring, partly tiled walls, low level WC, wash hand basin, bath with mains shower over, heated towel rail, spotlighting and extractor fan.



OUTSIDE

There is a blocked paved driveway providing off road parking and gated access leading to the rear garden. To the rear of the property there is a patio seating area, lawned garden and shed.



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

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 then we will receive a referral fee of up to £125.

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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.

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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

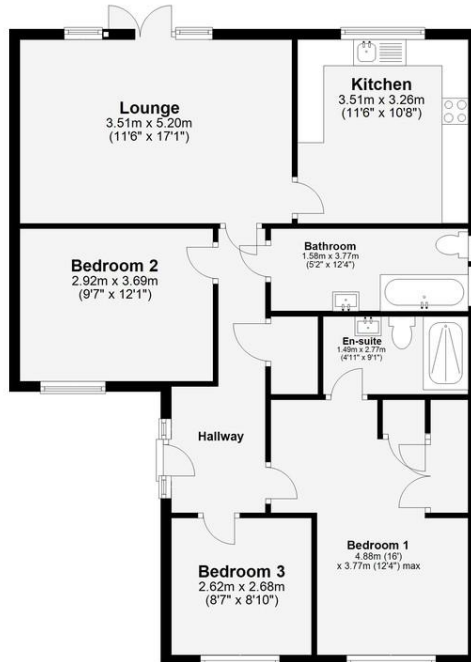
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Ground Floor

Approx. 85.6 sq. metres (921.3 sq. feet)



Total area: approx. 85.6 sq. metres (921.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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