



6 The Eshings

Welton, Lincoln, LN2 3FP

Offers in the Region Of £219,000

We are pleased to offer for sale a well-presented property which has been lovingly maintained and refreshed by the current owners so that it is ready to move straight into. The property is a deceptively spacious THREE BEDROOM MID-TOWNHOUSE situated in a quiet cul-de-sac location within the sought-after village of Welton. This energy efficient property (A Rated EPC) benefits from SOLAR PANELS which are owned outright with an annual feed in tariff of approximately £650 per annum. The property is now vacant and sold with the benefit of NO ONWARD CHAIN. It has a NEW COMPOSITE FRONT DOOR and new uPVC FRENCH DOORS fitted to the rear, an UPDATED KITCHEN, has been RE-DECORATED with some NEW CARPETS AND FLOORING. Internally the accommodation offers an Entrance Hall, Downstairs WC, Kitchen Diner with French Doors to the rear garden, Lounge and a First Floor Landing leading to Three Bedrooms, the Master Bedroom having an En-Suite Shower Room and a Family Bathroom. Outside there is a DRIVEWAY to the front of the property and an additional allocated parking space, as well as a low maintenance garden to the rear with a garden shed. VIEWING IS HIGHLY RECOMMENDED.

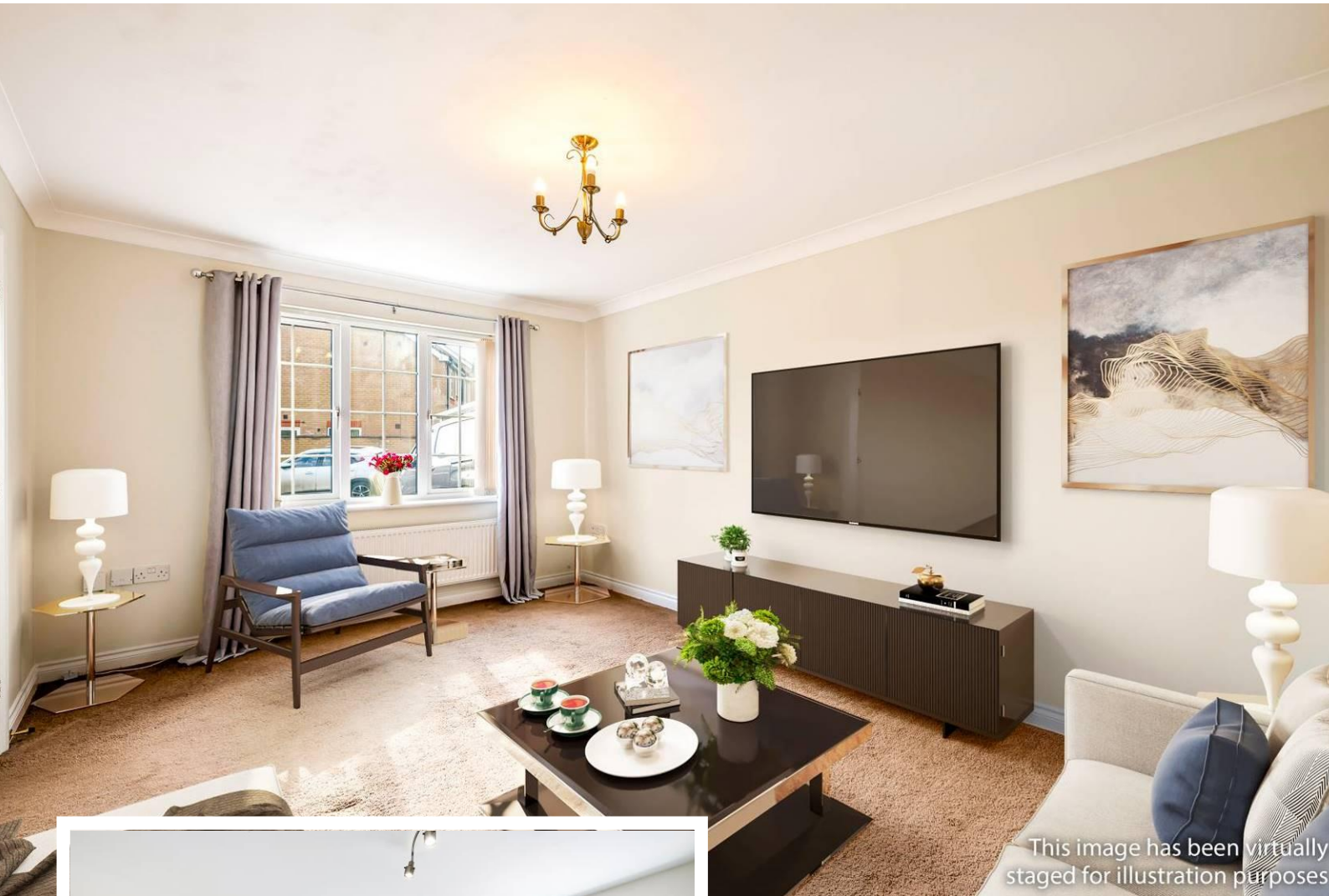


This image has been virtually staged for illustration purposes



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SERVICES

All mains services available. Gas central heating.
Owned solar panels.

EPC RATING – A

COUNCIL TAX BAND – B

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 composite external door, laminate flooring, stairs to First Floor and radiator.

W.C

5' 3" x 2' 9" (1.6m x 0.84m), with laminate flooring, low level WC, wash hand basin, radiator and extractor fan.

KITCHEN/DINER

17' 6" x 10' (5.33m x 3.05m), with UPVC double glazed doors and windows, vinyl flooring, fitted with a range of wall and base units with drawers and work surfaces over, stainless steel sink and drainer, integral oven, four ring gas hob with extractor fan over, plumbing and spaces for a washing machine and dishwasher, space for a fridge freezer, radiator and wall-mounted gas-fired central heating boiler.

LOUNGE

15' 0" x 10' 8" (4.57m x 3.25m), with UPVC double glazed window and radiator.

FIRST FLOOR LANDING

With access to roof void, radiator and airing cupboard housing the hot water cylinder.



BEDROOM 1

14' 2" x 9' 5" (4.32m x 2.87m), with UPVC double glazed window and radiator.

EN-SUITE

6' 0" x 5' 6" (1.83m x 1.68m), with UPVC double glazed window, low level WC, wash hand basin, walk-in shower cubicle, radiator and extractor fan.



BEDROOM 2

9' 6" x 9' 0" (2.9m x 2.74m), with UPVC double glazed window and radiator.

BEDROOM 3

9' 6" x 8' 5" (2.9m x 2.57m), with UPVC double glazed window and radiator.



BATHROOM

6' 11" x 5' 7" (2.11m x 1.7m), with vinyl flooring, low level WC, wash hand basin, bath with shower over, part-tiled walls, radiator and extractor fan.

OUTSIDE

To the front of the property there is a driveway providing off-street parking and an additional allocated off-road parking space. To the rear of the property there is a low maintenance garden with a garden shed.



DISCLAIMER

Please note that as the property is vacant we have included some Virtually Staged images of the rooms for illustration purposes only

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

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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then 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

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 roughly checked.

GENERAL

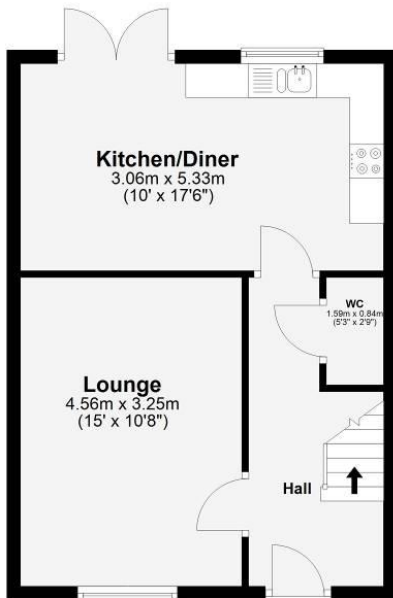
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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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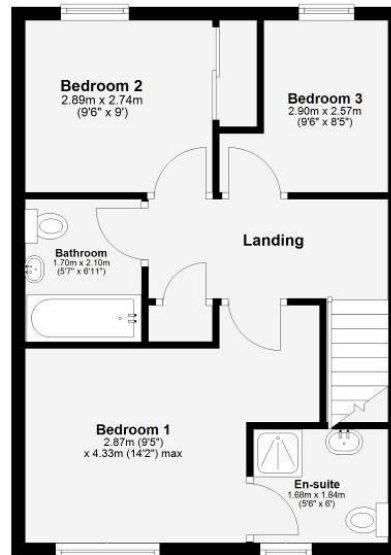
Ground Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 83.7 sq. metres (901.3 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

