



## 19 Kings Way

Welton, Lincoln, LN2 3FQ

**£525,000**

A spacious and executive five bedroom detached family home ideally situated in the ever popular village of Welton. The well-presented internal accommodation comprises of Hall, through Lounge, Dining Room, fitted Kitchen, Breakfast Room, Utility Room, Cloakroom/WC and a First Floor Landing leading to a Master Bedroom with Dressing Area and En-Suite Shower Room and a Family Bathroom. Outside there is a driveway, double garage and generous front and rear gardens. Viewing is highly recommended.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D**

**COUNCIL TAX BAND – F**

**LOCAL AUTHORITY** - West Lindsey District Council

**TENURE** - Freehold

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

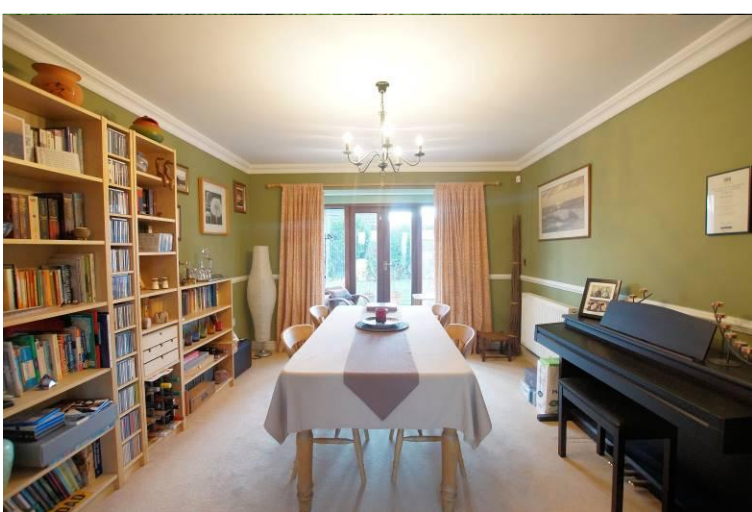
Welton is a popular village which lies to the north of the historic Cathedral and University City of Lincoln. The village has a wide range of local amenities including schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.

**HALL**

With staircase to first floor, understairs storage cupboard, laminate flooring, double glazed window to the front aspect and radiator.

**LOUNGE**

21' 10" x 11' 6" (6.68m x 3.53m), with double glazed window to the front aspect, double glazed sliding patio doors to the rear garden, gas fire in a feature fireplace and two radiators.







#### DINING ROOM

17' 5" x 11' 3" (5.32m x 3.45m), with double glazed French doors and windows to the rear garden and radiator.

#### KITCHEN

13' 9" x 11' 6" (4.20m x 3.52m), 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, eye level electric oven, gas hob with extractor fan over, integral dishwasher, tiled flooring, tiled splashbacks, radiator, spotlights and double glazed window to the rear aspect.

#### BREAKFAST ROOM

8' 3" x 7' 7" (2.54m x 2.33m), with double glazed bay window to the rear aspect, tiled flooring and radiator.



#### UTILITY ROOM

9' 0" x 7' 7" (2.76m x 2.33m), fitted with base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for washing machine, tiled flooring, tiled splashbacks, radiator and double glazed door and window to the side aspect.

#### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, laminate flooring and radiator.

#### FIRST FLOOR LANDING

With double glazed window to the front aspect, two storage cupboards and radiator.

#### BEDROOM 1

13' 9" x 11' 7" (4.20m x 3.55m), with double glazed window to the rear aspect and radiator.



#### DRESSING AREA

With double glazed window to the side aspect and two built-in wardrobes.

#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity unit and close coupled WC, chrome towel radiator, laminate flooring, spotlights and double glazed window to the side aspect.

#### BEDROOM 2

12' 6" x 11' 6" (3.83m x 3.53m), with double glazed window to the front aspect and radiator.



#### BEDROOM 3

13' 9" x 11' 7" (4.20m x 3.55m), with double glazed window to the rear aspect and radiator.

#### BEDROOM 4

15' 4" x 11' 3" (4.69m x 3.44m), with double glazed window to the rear aspect, two fitted double wardrobes, dressing table and radiator.

#### BEDROOM 5

11' 7" x 7' 8" (3.54m x 2.35m), with double glazed window to the front aspect and radiator.



## BATHROOM

Fitted with a four piece suite comprising of panelled bath with shower attachment, shower cubicle, wash hand basin in a vanity unit and close coupled WC, tiled walls, spotlights, radiator and double glazed window to the side aspect.

## OUTSIDE

The property is set back from the road by a front garden which is laid mainly to lawn with a driveway providing off street parking for multiple vehicles and giving access to the double garage. To the rear of the property there is a generous and enclosed rear garden laid mainly to lawn with patio seating areas, mature plants and shrubs.

### 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](http://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 – HOW WE MAY REFER YOU TO

Sills & 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 Water 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 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 HomeBuyer 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 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 their own use and the vendors (Lessors) for whom they act as Agents give notice that:

1. These 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 whatsoever 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 on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by NICS. 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.



Total area: approx. 216.3 sq. metres (2327.7 sq. feet)

For illustration purposes only.  
Plan produced using Planlino.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto: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.

