



## 19 Roman Road

Welton, Lincoln, LN2 3RJ

**£372,000**

A well-presented four bedroomed detached family home positioned in the popular village of Welton. The property benefits from internal accommodation to comprise of Reception Hallway, bay fronted Lounge, modern fitted Dining Kitchen, Utility Room, WC, Ground Floor Study and First Floor Landing giving access to four Bedrooms, En-suite to Bedroom 1 and a Bathroom. Outside there is a garden to the front, driveway to the side providing off road parking and giving access to the Detached Single Garage and a rear garden. The property further benefits from No Onward Chain and viewing is highly recommended.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B.**

**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**

**RECEPTION HALLWAY**

With composite door to the front aspect, stairs to the first floor landing, radiator and doors to the kitchen, study, WC and lounge.





#### LOUNGE

11' 6" x 17' 10" (3.51m x 5.44m), with walk-in UPVC bay window to the front aspect and radiator.

#### STUDY

7' 9" x 7' 6" (2.37m x 2.29m), with UPVC window to the front aspect, radiator and vinyl floor covering.

#### WC

With WC, wash hand basin, tiled flooring, tiled walls, radiator, WC and wash hand basin.

#### KITCHEN DINER

25' 10" x 10' 8" (7.89m x 3.26m), with UPVC window and double doors to the rear garden, radiator, fitted with a range of modern base units and drawers with work surfaces over, ceramic sink unit and drainer with mixer tap, integral double oven and grill, four ring gas hob with extraction above, integral dishwasher, space for a fridge freezer, wall mounted cupboards with complementary splashbacks and door to the utility room.



#### UTILITY ROOM

7' 7" x 5' 10" (2.33m x 1.78m), with UPVC door to the side aspect, tiled flooring, fitted with a range of base units with work surfaces over, stainless steel sink unit and drainer, partly tiled walls, wall mounted gas central heating boiler and space for a washing machine.

#### FIRST FLOOR LANDING

With doors to four well-appointed bedrooms and bathroom and access to the roof void and airing cupboard.



#### BEDROOM 1

10' 11" x 14' 0" (3.33m x 4.27m), with UPVC window to the front aspect, radiator and door to en-suite shower room.

#### EN-SUITE

7' 3" x 4' 10" (2.23m x 1.48m), with UPVC window to the front aspect, suite to comprise of shower, WC and wash hand basin, partly tiled walls and radiator.

#### BEDROOM 2

11' 4" x 12' 0" (3.46m x 3.66m), with UPVC window to the front aspect and radiator.

#### BEDROOM 3

9' 1" x 12' 7" (2.77m x 3.86m), with UPVC window to the rear aspect and radiator.

#### BEDROOM 4

9' 3" x 10' 10" (2.82m x 3.32m), with UPVC window to the rear aspect and radiator.



#### BATHROOM

7' 1" x 7' 4" (2.18m x 2.25m), with UPVC window to the rear aspect, tiled flooring, partly tiled walls, radiator and suite to comprise of bath with shower attachment, WC and wash hand basin.



## OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side providing off road parking and giving access to the Detached Single Garage. To the rear of the property there is a paved seating area, lawned garden and flowerbeds.

## GARAGE

8' 10" x 16' 9" (2.70m x 5.12m), with up and over door to the front aspect, shelving, power and lighting.

### 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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gison 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 thoroughly checked.

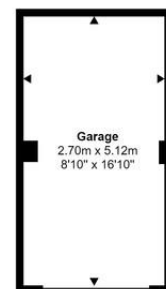
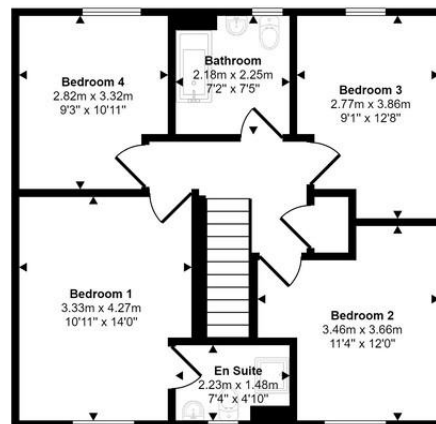
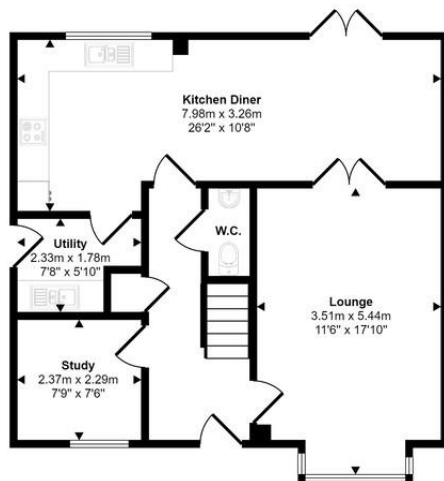
### GENERAL

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 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 a spot verified.

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Approx Gross Internal Area  
139 sq m / 1494 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

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.

