



1 Vicarage Lane

Welton, Lincoln, LN2 3JG

£189,950

A fully refurbished cottage which has been restored to a high standard whilst retaining many original features, situated in the heart of the popular village of Welton. The property has accommodation comprising of Lounge, Study, Kitchen/Dining Room, Rear Porch and a First Floor Landing leading to three Bedrooms and a luxury four piece Bathroom. Outside there is an enclosed rear garden. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D

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

LOUNGE

11' 9" x 11' 8" (3.59m x 3.56m), with double glazed window to the front aspect, wood-effect flooring, spotlights and radiator.

STUDY

11' 10" x 6' 11" (3.62m x 2.12m), with staircase to the First Floor, double glazed window to the rear aspect, feature exposed brick wall, spotlights, radiator and understairs storage cupboard.

KITCHEN/DINING ROOM

19' 0" x 9' 2" (5.80m x 2.80m)

DINING AREA

With double glazed window to the front aspect, wood-effect flooring, storage cupboards and radiator.

KITCHEN AREA

Fitted with a range of modern base units with work surfaces over, electric oven, gas hob with extractor fan over, stainless steel sink with side drainer and mixer tap over, spaces for a fridge and washing machine, tiled flooring and three double glazed windows to the side and rear aspects.

REAR PORCH

With door to the rear garden.

FIRST FLOOR LANDING

With access to three Bedrooms and the Bathroom.

BEDROOM 1

11' 10" x 11' 8" (3.62m x 3.57m), with double glazed window to the front aspect, wood-effect flooring, loft access point and radiator.

BEDROOM 2

11' 8" x 8' 9" (3.58m x 2.69m), with double glazed window to the side aspect, wood-effect flooring, airing cupboard with gas-fired central heating boiler and radiator.

BEDROOM 3

9' 4" x 6' 11" (2.87m x 2.13m), with double glazed window to the rear aspect, wood-effect flooring, spotlights and radiator.

BATHROOM

Fitted with a luxury four piece suite comprising of freestanding bath, shower cubicle, pedestal wash hand basin and close coupled WC, tiled splashbacks, wood-effect flooring, double storage cupboard, radiator and double glazed window to the side aspect.

OUTSIDE

To the rear of the property there is an enclosed garden which laid to artificial grass for low maintenance.





WEBSITE
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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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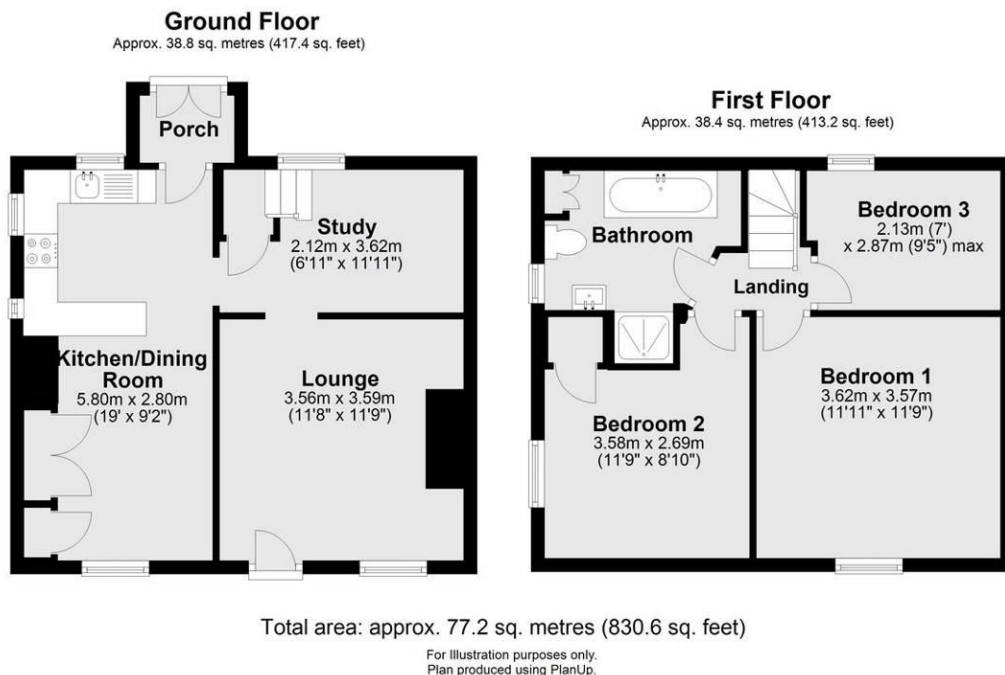
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

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