



33 Rivehall Avenue

Welton, Lincoln, LN2 3LH

£330,000

An immaculate and extended four bedroom detached house in the ever popular village of Welton, to the North of the Cathedral City of Lincoln. The property has spacious accommodation comprising of Hall, Lounge, Dining Room, Sun Room, modern Breakfast Kitchen, Utility Room, Cloakroom/WC and a First Floor Landing leading to four Bedrooms and a Family Bathroom. Outside there is a driveway, single garage and beautiful front and rear gardens. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – TBC

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.



HALL

With staircase to the First Floor, wood-effect flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, wood-effect flooring and towel radiator.

LOUNGE

14' 0" x 11' 8" (4.29m x 3.56m), with double glazed window to the front aspect, electric fire in feature fireplace and radiator.

DINING ROOM

10' 6" x 9' 6" (3.22m x 2.91m), with radiator.



SUN ROOM

9' 6" x 5' 8" (2.91m x 1.74m), with double glazed sliding door to the rear garden and radiator.

BREAKFAST KITCHEN

14' 10" x 10' 8" (4.53m x 3.26m), fitted with a modern range of wall and base units with work surfaces over, integrated dishwasher and fridge, 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, pantry cupboard, breakfast bar with downlighters, spotlights, wood-effect flooring, radiator and double glazed window to the rear aspect.

UTILITY ROOM

7' 10" x 7' 1" (2.40m x 2.17m), fitted with a range of wall and base units with work surfaces over, integrated fridge, space for a washing machine, wall-mounted gas-fired Vaillant central heating boiler with Hive control system, personal door to garage, double glazed door and window to the rear garden, wood-effect flooring and radiator.



FIRST FLOOR LANDING

With airing cupboard and loft access point.

BEDROOM 1

12' 2" x 11' 7" (3.72m x 3.55m), with double glazed window to the front aspect, double wardrobe and radiator.

BEDROOM 2

12' 2" x 8' 6" (3.72m x 2.61m), with double glazed window to the rear aspect, double wardrobe and radiator.

BEDROOM 3

9' 0" x 7' 1" (2.76m x 2.17m), with double glazed windows to the front and rear aspects, laminate flooring and radiator.

BEDROOM 4

9' 2" x 8' 4" (2.81m x 2.56m), with double glazed window to the front aspect and radiator.



BATHROOM

8' 0" x 5' 5" (2.46m x 1.67m), fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and wall-mounted wash hand basin, storage cupboards, tiled flooring, tiled walls, radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and a side driveway providing off-street parking and access to the garage. To the rear of the property there is a beautiful mature garden which is laid mainly to lawn with mature shrubs, flowerbeds, greenhouse and shed.

GARAGE

17' 1" x 7' 9" (5.23m x 2.37m), with up and over door to the front aspect, personal door to the Utility Room, light and power.

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

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 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 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

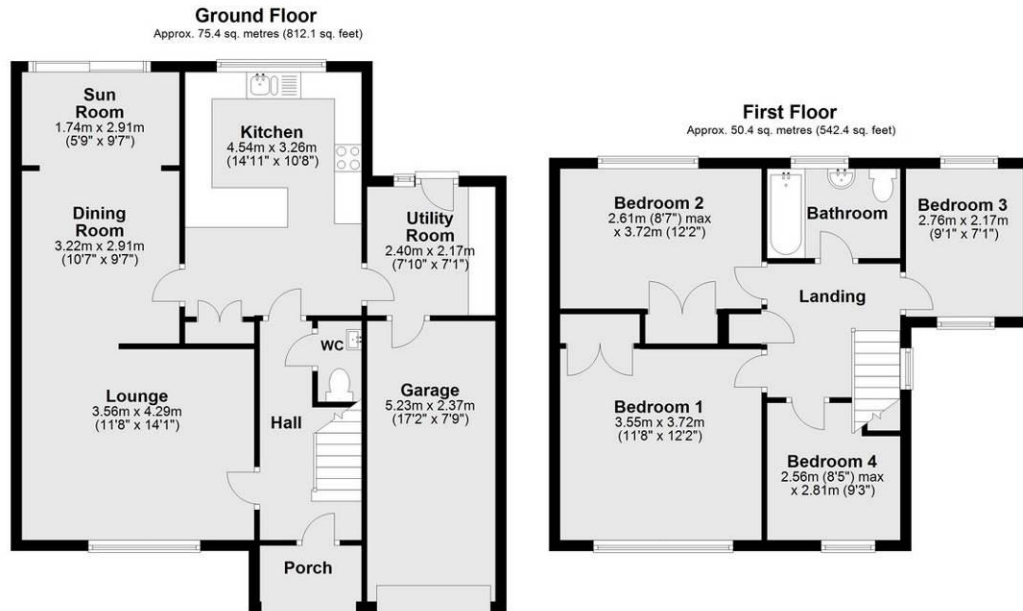
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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.
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Total area: approx. 125.8 sq. metres (1354.5 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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 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.

