



## 51 Beckhall

Welton, Lincoln, LN2 3LJ



Book a Viewing!

**£345,000**

Situated in the ever popular village of Welton, to the North of the Cathedral City of Lincoln and within dose proximity to the well-renowned William Farr secondary school, with immaculate and spacious accommodation comprising of Entrance Porch, Hall, Cloakroom/WC, Lounge, modern Kitchen Diner with fitted appliances, Utility Room and a First Floor Landing leading to four Double Bedrooms, Master with En-Suite Shower Room and a modern Family Bathroom. Outside there is a driveway providing off-street parking for multiple vehides and leading to a single garage and gardens to the front and rear. The property further benefits from No Onward Chain and viewing is highly recommended.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**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

### PORCH

With double glazed window to the side aspect.

### HALL

With staircase to the First Floor, laminate flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, wash hand basin with storage below and radiator.

### LOUNGE

15' 8" x 11' 1" (4.78m x 3.39m), with double glazed bay window to the front aspect, laminate flooring, spotlights and two radiators.



### KITCHEN/DINING ROOM

25' 11" x 10' 4" (7.92m x 3.17m), fitted with a modern range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap over, eye-level double electric oven, induction hob with extractor fan over, integrated microwave, freezer and dishwasher, space for a tall fridge, tiled splashbacks, spotlights, breakfast bar, stylish tall radiator, double glazed window to the rear aspect and double glazed French doors to the garden.

### UTILITY ROOM

Fitted with wall and base units with work surfaces over, spaces for a washing machine and tumble dryer, wall-mounted gas-fired central heating boiler, tiled splashbacks, radiator and door to the side aspect.



### FIRST FLOOR LANDING

With airing cupboard and loft access point.

### BEDROOM 1

14' 1" x 11' 2" (4.31m x 3.41m), fitted with a range of wardrobes, double glazed window to the front aspect and radiator.

### EN SUITE SHOWER ROOM

Fitted with a three-piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, part-tiled walls, tiled flooring, towel radiator and double glazed window to the front aspect.

### BEDROOM 2

12' 1" x 9' 9" (3.70m x 2.98m), fitted with double wardrobe, double glazed window to the rear aspect and radiator.

### BEDROOM 3

12' 4" x 8' 4" (3.76m x 2.55m), fitted with a range of wardrobes, double glazed window to the front aspect and radiator.

### BEDROOM 4

8' 9" x 8' 6" (2.67m x 2.61m), fitted with a range of wardrobes, double glazed window to the rear aspect and radiator.





## BATHROOM

Fitted with a three piece suite comprising of P-shaped panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled walls, tiled flooring and double glazed window to the rear aspect.

## OUTSIDE

The property is situated on a corner plot with a lawned front garden and a tarmac driveway providing off-street parking for multiple vehicles and access to the single integral garage. To the rear there is an enclosed garden which is laid mainly to lawn with a patio seating area and mature 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/SPECIALLY TRAINED 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 & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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 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

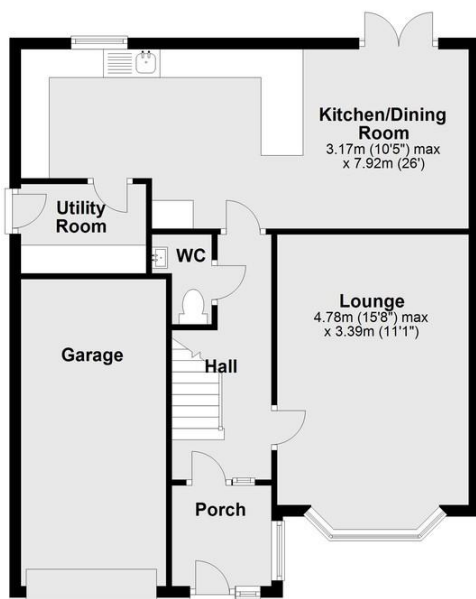
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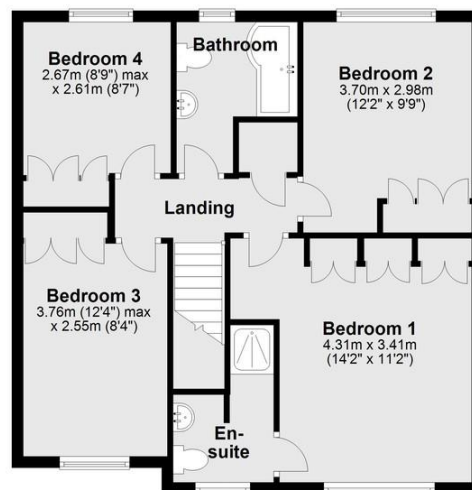
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**Ground Floor**  
Approx. 69.9 sq. metres (752.1 sq. feet)



**First Floor**  
Approx. 63.4 sq. metres (682.5 sq. feet)



Total area: approx. 133.3 sq. metres (1434.7 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 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.

