



25 Chapel Lane

Welton, Lincoln, LN2 3JW



Book a Viewing!

£385,000

Situated in the heart of the ever popular village of Welton, an immaculate three bedroom detached family home with spacious accommodation comprising of Hall, Cloakroom/WC, Lounge/Diner, Conservatory, Study, modern Kitchen, Utility Room, First Floor Landing, three double Bedrooms, Master En-suite Shower Room and luxury Family Bathroom. Outside is a driveway for off street parking, a larger than average garage and front and rear gardens. The property has been fully refurbished to a high standard and viewing is a must to appreciate the stylish and spacious accommodation on offer. No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

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.

ACCOMODATION

HALL

With stylish glass and oak staircase to the first floor, entrance door, radiator and double glazed window to the front aspect.



CLOAKROOM/WC

With close coupled WC and wash hand basin in a vanity style unit, radiator, tiled walls and double glazed window to the front aspect.

LOUNGE/DINER

20' 9" x 17' 9" (6.34m x 5.42m) With double glazed windows to the front and rear aspects, double glazed sliding doors to the conservatory and two radiators.

CONSERVATORY

10' 11" x 9' 6" (3.33m x 2.92m) With double glazed French doors to the rear garden and tiled flooring.

STUDY

7' 10" x 7' 6" (2.40m x 2.30m) With double glazed window to the front aspect and radiator.



KITCHEN

16' 6" x 9' 10" (5.04m x 3.00m) Fitted with a stylish range of wall and base units with work surfaces over, integrated fridge, freezer, dishwasher and microwave, eye level electric oven, gas hob with extractor fan over, 1 ½ bowl sink with side drainer and mixer tap over, tiled splashbacks, spotlights, radiator and two double glazed windows to rear aspect.

UTILITY ROOM

11' 3" x 7' 3" (3.45m x 2.21m) With base units with work surfaces over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler and stable door to the garden.

FIRST FLOOR LANDING

With two double glazed windows to the front aspect and radiator.



BEDROOM 1

14' 11" x 13' 6" (4.56m x 4.12m) With two double glazed windows to the front aspect, a range of fitted wardrobes, loft access point and two radiators.

EN SUITE SHOWER ROOM

6' 10" x 5' 4" (2.09m x 1.65m) Fitted with a three piece suite comprising of walk in shower cubicle, close coupled WC and wash hand basin in a vanity style unit with storage beneath, chrome towel radiator, spotlights and double glazed window to the rear aspect.

BEDROOM 2

12' 10" x 11' 10" (3.93m x 3.63m) With double glazed window to the front aspect, storage cupboard and radiator.

BEDROOM 3

12' 5" x 9' 3" (3.79m x 2.83m) With a range of fitted wardrobes, radiator and double glazed window to the rear aspect.



LUXURY BATHROOM

15' 5" x 8' 10" (4.70m x 2.70m) Fitted with a luxury suite comprising of walk in shower cubicle, freestanding bath, twin wash hand basins on vanity style units and close coupled WC, two chrome towel radiators, storage cupboards, spotlights and two double glazed windows to the rear aspect.



OUTSIDE

To the front the property is a large driveway providing off street parking for multiple vehicles and access to the garage. There is a lawned front garden with mature shrubs and to the rear of the property there is an enclosed garden laid partly to lawn and partly paved with decorative 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

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, 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 roughly checked.

GENERAL

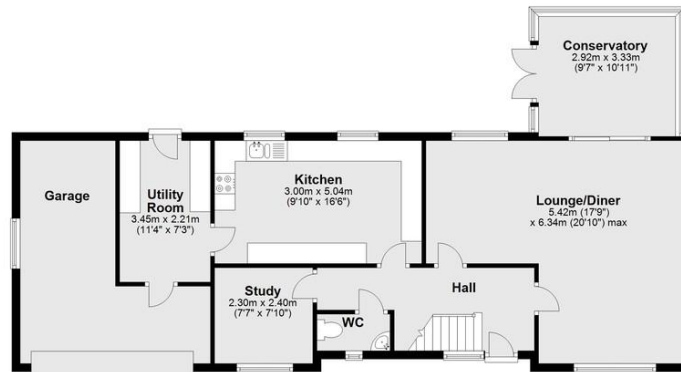
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Ground Floor

Approx. 96.1 sq. metres (1034.4 sq. feet)



First Floor

Approx. 75.5 sq. metres (812.5 sq. feet)



Total area: approx. 171.6 sq. metres (1846.9 sq. feet)

For illustration purposes only.
Plan produced using PlanItUp.

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.

