



25 Vicarage Lane

Welton, Lincoln, LN2 3JG



Book a Viewing!

£165,000

A well-presented semi-detached period cottage located in the heart of the popular village of Welton and within a short walk to local shops, facilities and the William Farr Secondary School. Internally the property has been recently redecorated to the ground floor and offers living accommodation briefly comprising of Lounge, Kitchen, Dining Area, Utility Area, Downstairs WC and a First Floor Landing leaving to two Bedrooms and a Bathroom. Outside there is a courtyard to the rear of the property overlooking the village beck. Viewing of the property is highly recommended and it is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING — E.

COUNCIL TAX BAND — A.

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

15' 7" x 11' 11" (4.75m x 3.63m), with composite external door to the front elevation, UPVC double glazed windows to the front and side elevations, fire surround and hearth and radiator.

KITCHEN

11' 1" x 7' 5" (3.38m x 2.26m), with UPVC double glazed window to the side elevation, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, stainless steel sink unit and drainer, four ring ceramic hob with extractor fan over and space for fridge.



DINING AREA

9' 6" x 7' 5" (2.9m x 2.26m), with two UPVC double glazed windows to the side elevation and radiator.

UTILITY AREA

7' 5" x 5' 4" (2.26m x 1.63m), with external door to the side elevation, radiator, plumbing and space for washing machine and a gas fired central heating boiler.

W.C

7' 5" x 2' 11" (2.26m x 0.89m), with UPVC double glazed window to the rear elevation, vinyl flooring, radiator, low level WC and wash hand basin with tiled splashback.



FIRST FLOOR LANDING

With UPVC double glazed window to the rear elevation.

BEDROOM 1

11' 11" x 11' 9" (3.63m x 3.58m), with UPVC double glazed window to the front elevation and radiator.

BEDROOM 2

12' 2" x 6' 8" (3.71m x 2.03m), with UPVC double glazed window to the side elevation and radiator.

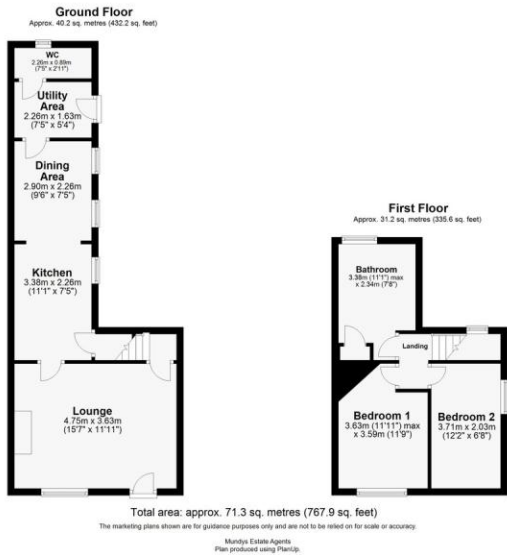
BATHROOM

11' 1" x 7' 8" (3.38m x 2.34m), with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin with tiled splashback and bath with shower over and tiled surround, radiator and storage cupboard.



OUTSIDE

To the rear of the property there is a courtyard garden overlooking the village beck.



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 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:

- 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.
- 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 as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

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.

