



41 Roselea Avenue

Welton, Lincoln, LN2 3RT



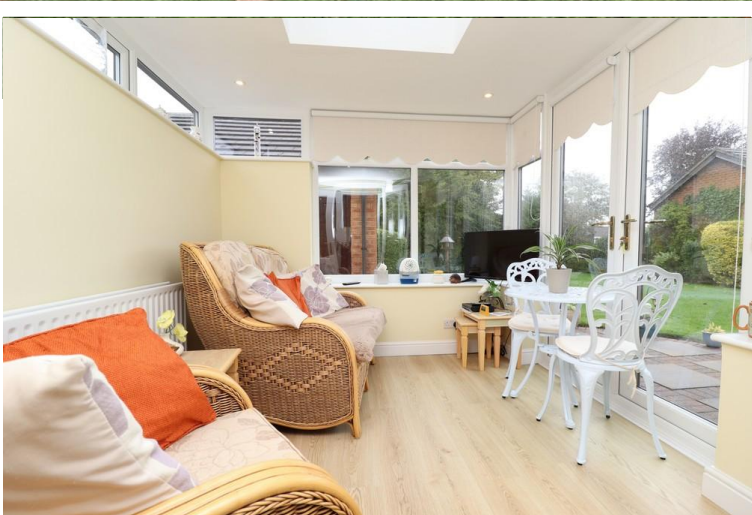
Book a Viewing!

£375,000

A spacious three bedroom detached bungalow, beautifully positioned close to the heart of the centre of the village of Welton, with well presented accommodation comprising of Hall, Lounge with bay window, Kitchen/Diner, Conservatory, three Bedrooms, Master with En-suite Shower Room and modern Family Bathroom. Outside is a low maintenance front garden, a driveway for multiple vehicles, a Double Garage and a generous rear garden backing onto the village stream. Viewing of the property is highly recommended to appreciate the accommodation on offer and the position in which it sits.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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.





HALL

With airing cupboard housing the gas fired central heating boiler, loft access point and radiator.

LOUNGE

12' 10" x 15' 0" (3.92m x 4.58m) With double glazed bay window to the front aspect, gas fire set within a feature fireplace and radiator.

KITCHEN/DINER

20' 6" x 9' 10" (6.27m x 3.02m) Fitted with a range of wall and base units with work surfaces over, integrated dishwasher, washing machine, microwave, eye level electric oven and electric hob with extractor fan over, space for American fridge freezer, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, tiled splashbacks, radiator, double glazed window to the rear aspect, double glazed French doors to the conservatory and door to the rear garden.

CONSERVATORY

10' 4" x 8' 6" (3.17m x 2.61m) With double glazed French doors to the garden, roof lantern, spotlights, laminate flooring and radiator.



BEDROOM 1

12' 10" x 10' 2" (3.92m x 3.12m) With a range of fitted bedroom furniture including fitted wardrobes with sliding doors, over bed storage and bedside drawers, double glazed window to the front aspect and radiator.

EN SUITE SHOWER ROOM

6' 7" x 3' 10" (2.03m x 1.17m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin set within a vanity unit, part tiled walls, radiator and double glazed window to the side aspect.



BEDROOM 2

18' 1" x 9' 10" (5.52m x 3.02m) With fitted wardrobes with sliding doors, two double glazed windows to the rear aspect and two radiators.

BEDROOM 3

9' 4" x 7' 2" (2.87m x 2.20m) With double glazed window to the front aspect and radiator.

BATHROOM

6' 8" x 6' 7" (2.04m x 2.03m) Fitted with a three piece suite comprising of P-shaped bath with twin shower over and glass shower screen, close coupled WC and wash hand basin set within a vanity unit, tiled walls, chrome towel radiator and double glazed window to the side aspect.



OUTSIDE

To the front of the property is a low maintenance gravelled garden with mature decorative shrubs. To the side is a driveway providing off street parking for multiple vehicles and access to the double garage. The detached double garage has electric up and over door, side personal door, light and power. To the rear of the property is a generous rear garden, laid mainly to lawn with patio seating area, mature shrubs, flowerbeds, greenhouse, and backs onto the village stream.



WEBSITE

Our detailed website show 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

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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 Calum 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.

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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

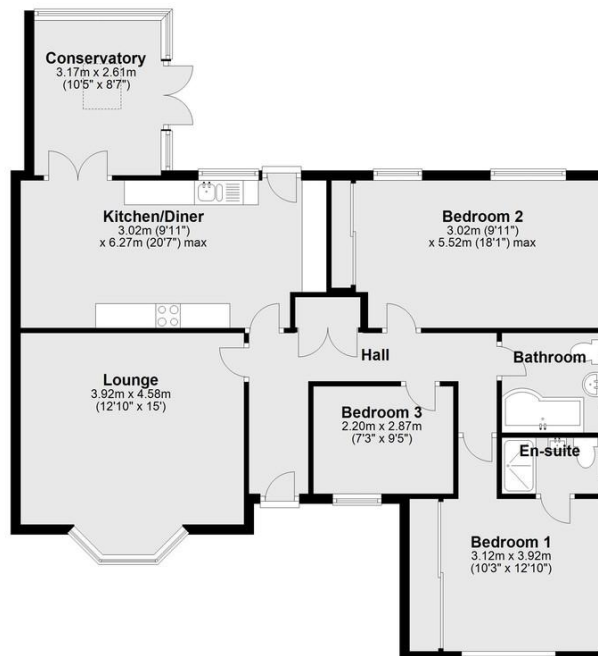
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Ground Floor

Approx. 100.6 sq. metres (1082.8 sq. feet)



Total area: approx. 100.6 sq. metres (1082.8 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.

