



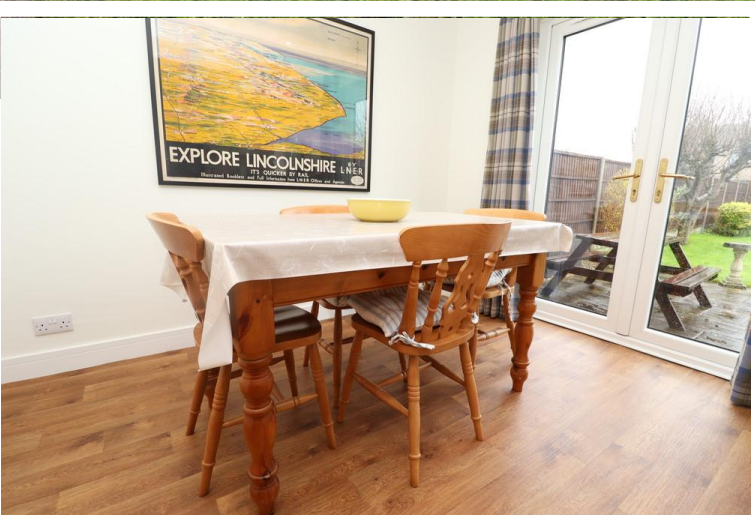
27 St. Marys Avenue

Welton, Lincoln, LN2 3LN

£280,000

A well-presented three bedroom detached house, situated in the ever popular village of Welton. The property has immaculate accommodation comprising of Hall, Cloakroom/WC, Lounge, modern Kitchen Diner, Utility Room and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside there is a driveway, single garage and generous front and rear gardens. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

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.





ACCOMMODATION

HALL

With staircase to First Floor, tiled flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin, tiled flooring, tiled splashbacks, radiator and double glazed window to the front aspect.

LOUNGE

14' 8" x 11' 1" (4.48m x 3.39m), with double glazed bay window to the front aspect, decorative fireplace, wall lights and radiator.

KITCHEN DINER

17' 8" x 9' 7" (5.41m x 2.94m), fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated fridge, electric oven, electric hob with extractor fan over, tiled splashbacks, laminate flooring, kickboard lights, spotlights, two radiators and double glazed window and French doors to the rear garden.



UTILITY ROOM

9' 7" x 7' 6" (2.94m x 2.30m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for a washing machine, tumble dryer and fridge freezer, wall-mounted gas-fired central heating boiler, laminate flooring, double glazed window to the rear aspect and door to the side aspect.



FIRST FLOOR LANDING

With double glazed window to the side aspect, airing cupboard and loft access point.

BEDROOM 1

13' 1" x 11' 1" (3.99m x 3.39m), with double glazed bay window to the front aspect and radiator.

BEDROOM 2

11' 7" x 11' 5" (3.55m x 3.49m), with double glazed window to the rear aspect and radiator.

BEDROOM 3

With double glazed window to the front aspect, overstairs storage cupboard and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity unit, chrome towel radiator, laminate flooring, spotlights and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden and a driveway providing off-street parking for multiple vehicles and access to the single garage which has an up and over door, side personal door, power and lighting. To the rear there is a generous enclosed garden laid mainly to lawn with a patio seating area, mature shrubs and shed.



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

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

SMS & 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 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

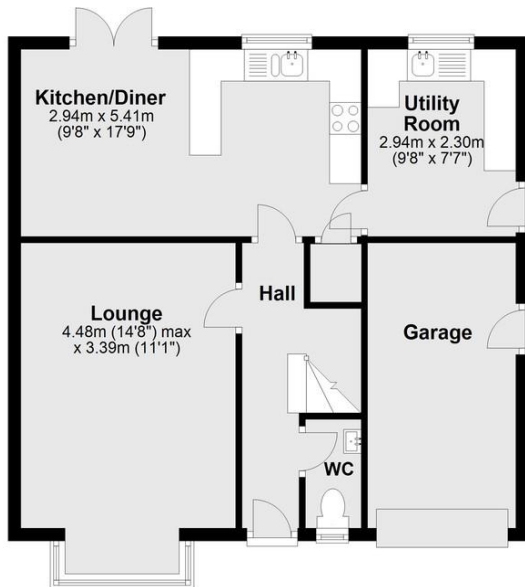
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
2. 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.

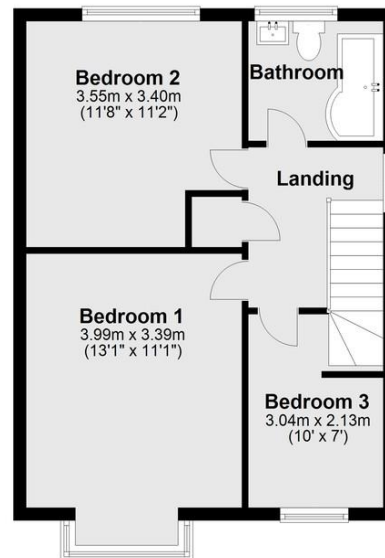
Ground Floor

Approx. 59.4 sq. metres (639.1 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 102.5 sq. metres (1103.7 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 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.

