



**10 Roselea Avenue, Welton,
Lincoln, LN2 3RT**



Book a Viewing!

Offers in the Region of £530,000

A fantastic example of a 5 bedroom detached family home, thoughtfully extended and fully refurbished by the current owners. The immaculate and spacious accommodation on offer comprises of Hall, Cloakroom/WC, lounge with impressive media wall, incredible open plan Living Kitchen Diner, a perfect entertaining space with log burner, bifold doors onto the garden and high specification fitted Kitchen, Sitting Room, Utility Room and First Floor Landing leading to five double Bedrooms, luxury Family Bathroom and separate Shower Room. Outside there is a block paved and gravelled driveway leading to a double garage and an enclosed south facing rear garden. This property is a must view to appreciate the thought and effort put in by the current owners to create this incredible family home.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – TBC.

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 staircase to the first floor and laminate flooring.

CLOAKROOM/WC

With close coupled WC, wash hand basin on a vanity unit, chrome towel radiator, LVT flooring and spotlights.

LOUNGE

12' 2" x 11' 8" (3.71m x 3.58m) With stylish built in media wall with fire beneath, double glazed window to the front aspect, spotlights and radiator.



OPEN PLAN LIVING KITCHEN DINER

38' 11" x 21' 10" (11.87m x 6.68m) An impressive open plan space, kitchen area being newly fitted with a high quality range of wall and base units with oak work surfaces over, integral fridge, freezer and dishwasher, eye level electric double oven, 5 ring induction hob with extractor over, Belfast sink, granite breakfast bar with stools, under stairs storage cupboards, spotlights, kickboard lights, ceiling speakers, LVT flooring, Bifold doors onto the garden, two Velux windows, double glazed window to the rear aspect, three radiators and feature log burner.



SITTING ROOM

9' 10" x 8' 8" (3.02m x 2.65m) With radiator, spotlights and ceiling speakers.

UTILITY ROOM

8' 11" x 8' 8" (2.73m x 2.65m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, spaces for washing machine and dryer, tiled splashbacks, LVT flooring, radiator and spotlights.



FIRST FLOOR LANDING

With loft access point and towel radiator.

BEDROOM 1

12' 1" x 11' 11" (3.70m x 3.64m) With fitted wardrobes, double glazed window to the rear aspect, spotlights and radiator.



BEDROOM 2

16' 9" x 9' 1" (5.13m x 2.78m) With fitted wardrobes, double glazed window to the rear aspect, spotlights and radiator.

BEDROOM 3

11' 5" x 10' 10" (3.48m x 3.32m) With fitted wardrobes, double glazed window to the front aspect, spotlights and radiator.

BEDROOM 4

11' 11" x 8' 11" (3.64m x 2.74m) With fitted wardrobes, double glazed window to the front aspect, spotlights and radiator.



BEDROOM 5

8' 11" x 8' 8" (2.74m x 2.65m) With double glazed window to the rear aspect, spotlights and radiator.

LUXURY FAMILY BATHROOM

Fitted with a luxurious three piece suite comprising of freestanding bath with shower attachment, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, LVT flooring, chrome towel radiator, airing cupboard, spotlights and double glazed window to the front aspect.



SHOWER ROOM

Fitted with a three piece comprising of shower cubicle, wash hand basin on vanity style unit and close coupled WC, chrome towel radiator, tiled splashbacks, LVT flooring, spotlights and double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a block paved and gravelled driveway providing off street parking for multiple vehicles and access to the double garage. The garages have twin opening doors, light and power and internal doors leading to the Utility Room. To the rear of the property there is an enclosed south facing garden laid mainly to lawn with patio seating area.





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 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 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:

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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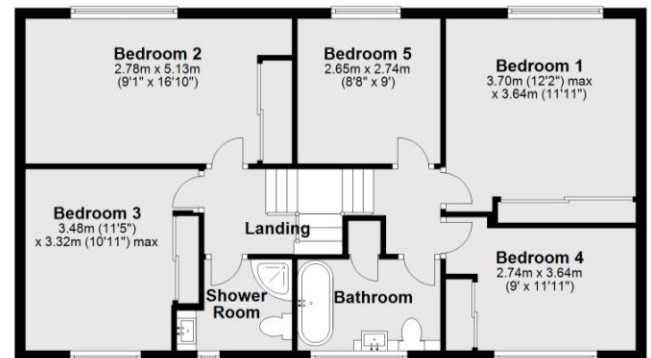
Ground Floor

Approx. 135.0 sq. metres (1452.8 sq. feet)



First Floor

Approx. 73.4 sq. metres (790.0 sq. feet)



Total area: approx. 208.4 sq. metres (2242.8 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.