



**8 Wellingore Road**

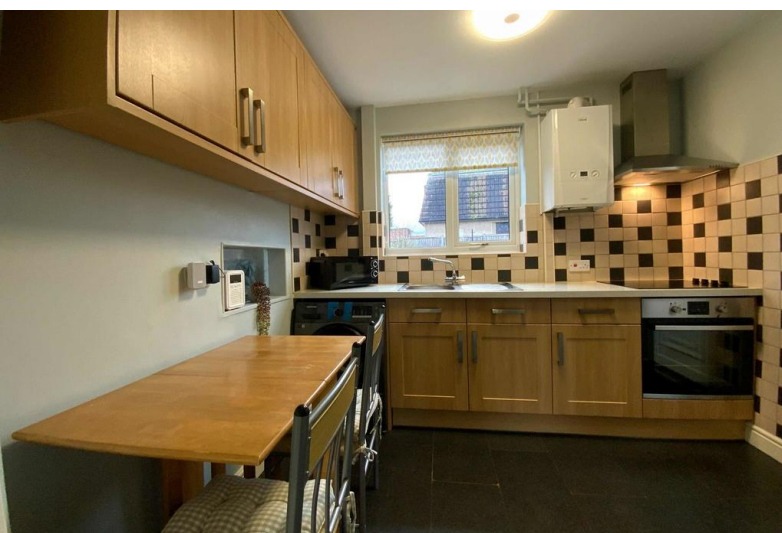
Lincoln, LN2 2DH



Book a Viewing!

**£173,000**

A well-presented three bedroomed semi-detached property positioned in the popular location just to the North of Lincoln. The property is situated on a generous sized corner plot with gardens to the front, side and rear. The internal accommodation briefly comprises of Side Entrance Porch, Hallway, Lounge, Kitchen, Utility Room, Store Room and a First Floor Landing leading to three Bedrooms and a Shower Room. Viewing of the property is highly recommended.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.





## ACCOMMODATION

### SIDE ENTRANCE PORCH

With UPVC doors to the front and rear aspects, UPVC door to the kitchen and doorways leading to the store room and utility room.

### KITCHEN

11' 8" x 6' 6" (3.58m x 2.77m) With UPVC window to the rear aspect, wood effect laminate tiled flooring, fitted with a range of wall, base units with drawers with work surfaces, stainless steel sink unit and drainer with mixer tap, integral oven, four ring electric hob with extraction above, partly tiled walls, wall mounted gas fired central heating boiler, spaces for a breakfast table and fridge freezer and radiator.

### UTILITY ROOM

6' 11" x 5' 6" (2.13m x 1.69m) With UPVC window to the front aspect, fitted with a range of base units and drawers with work surfaces over, spaces for a washing machine and tumble dryer, wall mounted cupboards, power and lighting.

### STORAGE ROOM

With shelving.

### INNER HALLWAY

With UPVC door to the front aspect, radiator, stairs to the first floor landing and door to the lounge.



### UNDER STAIRS STORAGE CUPBOARD

Approx 9' 10" x 3' 3" (3.00m x 1.00m) Providing useful storage space.

### LOUNGE

20' 0" x 13' 0" (6.10m x 3.97m) With double UPVC doors to the rear garden, UPVC window to the front aspect, radiator and a decorative fireplace with marble hearth and wooden surround.



### FIRST FLOOR LANDING

With UPVC window to the side aspect, access to the roof void and doors to the three bedrooms and a shower room.

### BEDROOM 1

12' 5" x 11' 2" (3.79m x 3.42m) With UPVC window to the front aspect and radiator.

### BEDROOM 2

7' 2" x 13' 0" (2.20m x 3.98m) With UPVC window to the rear aspect, fitted cupboard and a radiator.

### BEDROOM 3

9' 7" x 4' 11" (2.94m x 1.52m) With UPVC window to the side aspect and radiator.





## SHOWER ROOM

5' 7" x 6' 1" (1.72m x 1.87m) With UPVC window to the rear aspect, suite to comprise of shower, WC and wash hand basin with a vanity cupboard, partly tiled walls and radiator.

## OUTSIDE

To the rear of the property there is a lawned garden with a paved seating area, decorative gravelled beds, mature shrubs and trees. To the side of the property there is a gravelled garden with mature shrubs and trees. To the front of the property there is a lawned garden with decorative gravelled beds, mature shrubs and trees and a driveway providing gated off road parking.

### WEBSITE

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Sale & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Glenn 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.

CWA, 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.

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### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the costs 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

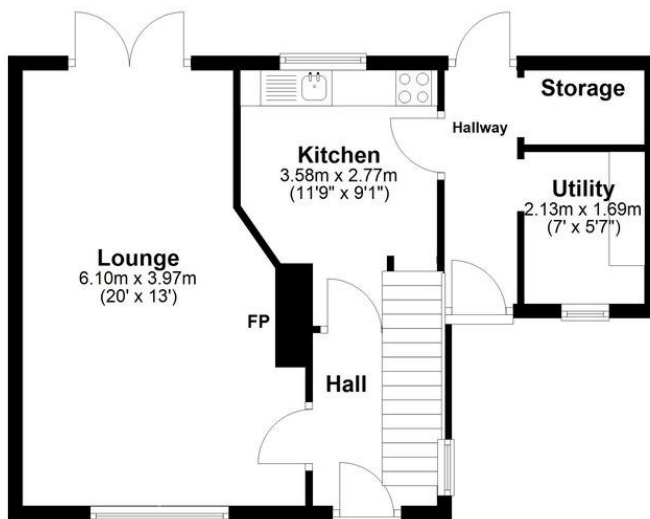
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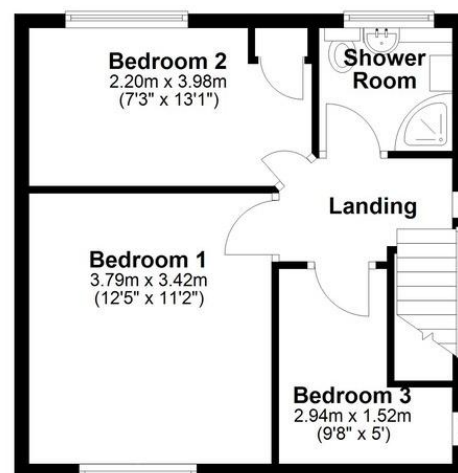
## Ground Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



## First Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 81.7 sq. metres (879.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

29 – 30 Silver Street  
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LN2 1AS

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