



8 Wellingore Road

Lincoln, LN2 2DH

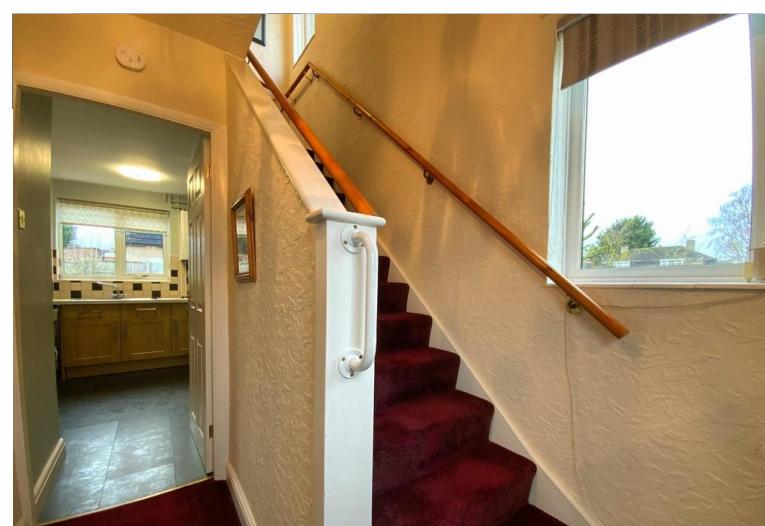


Book a Viewing!

£173,000

A well-presented three bed roomed 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
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.

REFERRED FEE INFORMATION - WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray 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.

CWJ, 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 if you would touch base with our Financial Adviser who can help you 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 the purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate however they themselves and the vendors (Lessor) for whom they act as Agents give no guarantee.

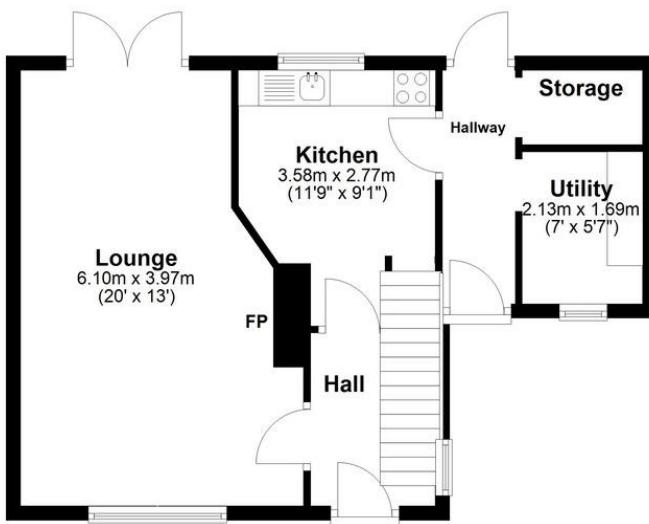
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself or your own advisor or conveyancer, particularly on items stated herein and verified.

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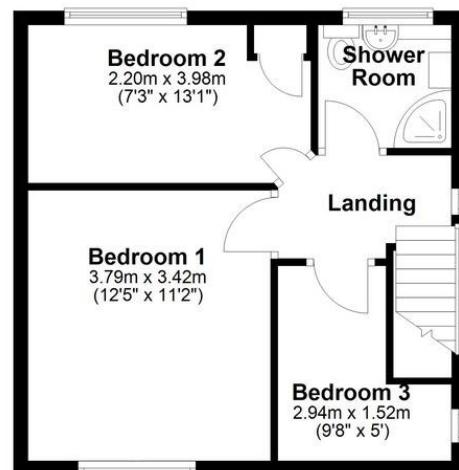
Ground Floor

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.

Mundys Estate Agents
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.

