



## Plot 3 Hutchings Way

Welton, Lincoln, LN2 3GE



Book a Viewing!

### TWO BEDROOMED SHARED OWNERSHIP BUNGALOW FOR THE OVER 55s

**£107,500**

(Represents a 50% Share)

A development of 10 semi-detached bungalows offered for sale by Lace Housing on a shared ownership basis. The internal living accommodation briefly comprises of Main Reception Hall, Lounge Diner, fitted Kitchen, two Bedrooms and Wet Room. Outside the bungalow benefits from a private garden and two allocated parking spaces. The property further benefits from electric radiator heating and solar panels. Residents of the bungalow are invited to make use of the communal facilities offered at Diamond Place to include communal seating area's and restaurant. Viewing of these properties is highly recommended.



**Hutchings Way, Welton, Lincoln, LN2 3GE**



**SERVICES**

Main electricity, water and drainage. Electric heating.  
Solar Panels. OFNL Fibre Broadband.

**EPC RATING – C.**

**COUNCIL TAX BAND – TBC** (West Lindsey District Council).

**TENURE - Leasehold**

Lease Length 990 years

LABC New Build 10 year warranty

10 Year initial repair period – LACE will contribute £500 per year for help with any essential repairs (Capped at £1000).

**SERVICE CHARGE - Weekly Service Charge Total - £27.11**

Full breakdown:

Service Charge - £13.63

Estate Charge - £2.14

Buildings Insurance - £1.81

Management Fee - £5.13

Reserve Fund Payment - £1.26

Warden Services - £3.14

The service charge will also include Buildings Insurance as standard.

A full list of what is incorporated within the service charge will be detailed within the lease agreement.

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

Note - The bungalow featured is plot 1 (show home) and the other bungalows available on the development represent the same style and appearance.





## LOCATION

This development of 10 bungalows is located just off Prebend Lane within the ever popular village of Welton. Hutchings Way is located adjacent to Diamond Place, LACE Housing's brand-new extra care housing scheme, built to commemorate its 60-year anniversary. Residents of the bungalows are invited to make use of the communal facilities offered at Diamond Place, these include communal seating areas, therapy room, mobility scooter store with charging, use of Diamond Place's landscaped communal gardens, access to the on-site and housing and support staff and also the on site restaurant which is open daily. Your service charge will include a charge to allow access to the communal facilities and support staff offered. Meals from the restaurant can be purchased separately. The development is located within reach of convenient stores, take aways, doctor's surgery & public transport links with links to Lincoln City Centre and surrounding areas.

## DIRECTIONS

Upon entering the village of Welton on Cliff Road from the A15, proceed along and turn left onto Prebend Lane. Proceed along to the bottom of Prebend Lane where the development can be accessed, and it is situated adjacent to the Beal Homes development.

## ACCOMMODATION

### ENTRANCE HALL

With main entrance door, built-in double storage cupboard, an airing cupboard incorporating the hot water cylinder and ceramic electric heater.

### LOUNGE/DINER

16' 0" x 13' 5" (4.88m 16' 0" x 13' 5" max (4.88m x 4.09m), with two ceramic electric heaters, UPVC French/patio doors to the rear garden and TV point.

### KITCHEN

9' 10" x 8' 11" (3m x 2.72m), fitted with a range of wall and base units, 1½ bowl sink unit and drainer, UPVC window to the front elevation, fitted Lamona oven, hob and extractor hood, plumbing for washing machine and space for fridge freezer.

### BEDROOM

12' 2" x 12' 2" (3.71m x 3.71m), with ceramic electric heater and UPVC window to the rear elevation.

### BEDROOM

9' 4" x 8' 3" (2.84m x 2.51m), with ceramic electric heater and UPVC window to the front elevation.

### SHOWER ROOM

With easily accessible and walk-in shower area, wash basin, WC, electric towel radiator and part tiled surround.

### OUTSIDE

To the front of the property there are two allocated parking spaces. There is a side gated access leading to the rear garden with patio and lawn areas, a variety of flowerbeds and shrubs.

## HOW DO I RECORD AN INTEREST IN THE PURCHASE OF A BUNGALOW?

The development is within the West Lindsey district of Lincolnshire. Should you wish to record an interest in the purchase of these bungalows please contact us on 01522 510044.





## ACCESS TO COMMUNAL FACILITIES

Communal seating area's.

Mobility scooters store with charging.

Landscaped communal gardens

On site support staff for general tenancy support

On site restaurant with meals served every day (meals can be purchased separately at a leaseholder rate)

On site electric car charging points

### 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](http://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 – HOW WE MAY REFER YOU TO

Sills & Betheridge, 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.

CWHJ Water and Calum 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.

### 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.

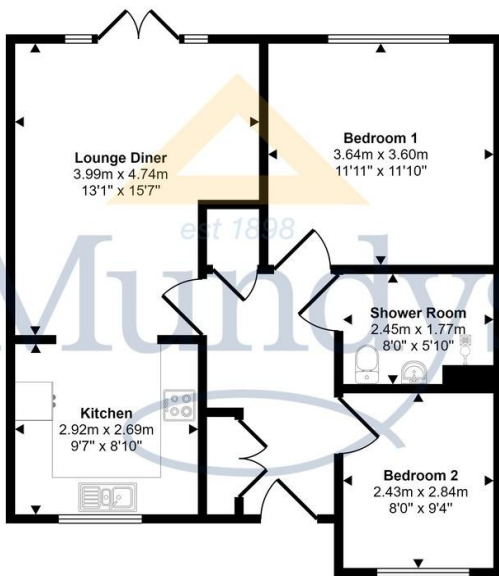
### GENERAL

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 are for the vendors (Lessors) for whom they act as Agents given 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 whatsoever 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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Approx Gross Internal Area  
61 sq m / 656 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street  
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22 Queen Street  
Market Rasen  
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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.

