



## End Cottage, 18 The Green

Welbourn, Lincoln, LN5 0NJ



Book a Viewing!

**£245,000**

A beautiful and much improved Grade II Listed character stone cottage set in the popular cliff village of Welbourn. The property offers quaint accommodation comprising of Hall, Lounge with multi fuel burner, Kitchen Diner and a First Floor Landing leading to two Bedrooms and first floor Bathroom. Outside there are cottage gardens to the front and rear with two brick outbuildings. The property has been improved by the current owner to a high standard whilst retaining much original character and charm. Viewing is highly recommended.







#### **SERVICES**

All mains services available. Oil fired central heating.

#### **COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

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

#### **LOCATION**

Welbourn is a medium sized village which lies along the A607 Cliff Road, between the town of Grantham and the City of Lincoln. The village offers a primary school, secondary school, public house, shop, post office and active village hall and regular bus services into Lincoln and Grantham.





#### HALL

With staircase to the first floor, radiator and wood effect flooring.

#### LOUNGE

12' 5" x 11' 2" (3.80m x 3.41m) With sash window to the front aspect, under stairs storage cupboard, multi fuel burner set within a decorative fireplace, wood effect flooring and radiator.

#### KITCHEN/DINER

12' 0" x 10' 6" (3.66m x 3.22m) Fitted with a range of base and wall units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for fridge, freezer and washing machine, eye level electric oven, electric hob with extractor fan over, double glazed window to the rear aspect, stable door to the garden, tiled flooring and splashbacks and radiator.



#### FIRST FLOOR LANDING

#### BEDROOM 1

11' 6" x 10' 2" (3.51m x 3.11m) With sash window to the front aspect, over stairs storage cupboard, airing cupboard, fitted double wardrobe with drawers and radiator.



#### BEDROOM 2

12' 1" x 6' 8 (max)" (3.70m x 2.03m) With double glazed sash window to the rear aspect and radiator.

#### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower attachment, pedestal wash hand basin and close coupled WC, chrome towel radiator, part tiled walls and double glazed window to the rear aspect.



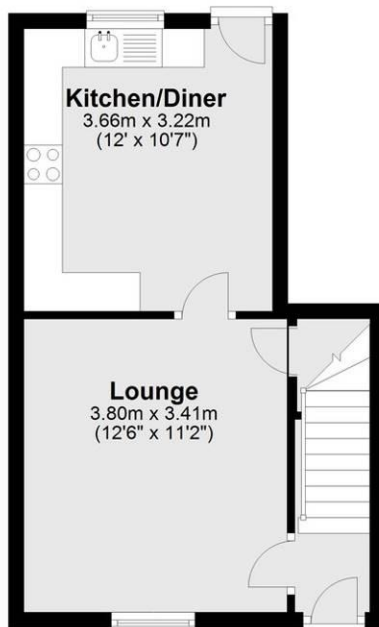
#### OUTSIDE

To the front of the property there is a courtyard garden laid to gravel with wood store. To the rear there is a beautiful enclosed cottage style garden, landscaped with areas of patio, gravel and flowerbeds, well stocked with shrubs. There are two brick outbuildings, one housing the oil fired central heating boiler, with light and power and the other being ideal for storage.



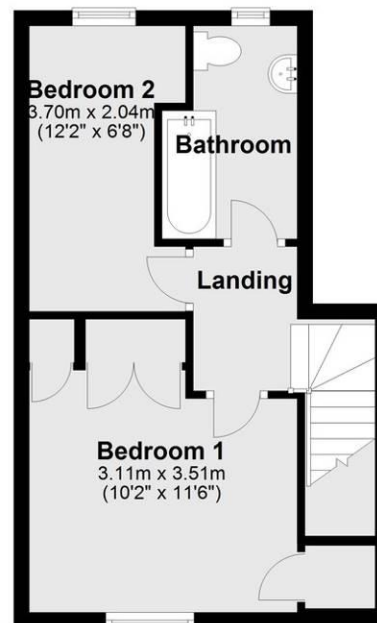
## Ground Floor

Approx. 29.1 sq. metres (313.6 sq. feet)



## First Floor

Approx. 30.4 sq. metres (326.9 sq. feet)



Total area: approx. 59.5 sq. metres (640.4 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 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.



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Sills & Betteridge, 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.

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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 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

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