



31 Cumberland Avenue
Wellingore, Lincoln, LN5 0BL



Book a Viewing!

£190,000

A much improved two bedroom semi-detached house in the popular Cliff Village of Wellingore, to the South of the Cathedral City of Lincoln. The property has been reconfigured and improved by the current owner and has well presented accommodation comprising of hall, lounge/dining room, kitchen, side hall, utility room, ground floor wet room, first floor landing, two double bedrooms and family bathroom. Outside is a block paved driveway and a landscaped rear garden with summer house. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The popular Cliff village of Wellingore is located approximately 12 miles South of the historic Cathedral and University City of Lincoln and benefits from two public houses and a Post Office. Nearby Navenby has a full range of village shops including a Co-op, pharmacy, Doctor's surgery, hairdressers, tearoom, bakers and a village primary school. There are also good road links to Newark, Grantham and the A1 and a regular bus service into the City of Lincoln and Grantham.



ACCOMMODATION

HALL

With staircase to the first floor landing, double glazed window to the side aspect and radiator.

LOUNGE/DINING ROOM

19' 4" x 10' 11" (5.90m x 3.33m) With double glazed window to the front aspect, double glazed French doors to the rear garden, electric fire set within a feature fireplace and radiator.

KITCHEN

10' 4" x 7' 4" (3.17m x 2.26m) With a range of base and wall units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for a cooker, dishwasher and fridge, wall mounted gas fired central heating boiler, under stairs pantry cupboard, tiled splash-backs and double glazed window to the rear aspect.

SIDE HALL

With tiled flooring and tall radiator.

UTILITY ROOM

With spaces for a washing machine, tumble dryer and fridge freezer, base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, tiled flooring and splash-backs and double glazed window to the front aspect.

WET ROOM

With wet room shower, close coupled WC with wash hand basin above, towel radiator, tiled walls and flooring.

FIRST FLOOR LANDING

With double glazed window to the side aspect.

BEDROOM 1

14' 0" x 8' 10" (4.28m x 2.70m) With built-in wardrobe, double glazed window to the front aspect and radiator.

BEDROOM 2

10' 6" x 10' 4" (3.21m x 3.17m) With built-in storage cupboard, fitted wardrobes and over bed storage, double glazed window to the rear aspect, laminate flooring and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, wash hand basin in a vanity style unit and close coupled WC, chrome towel radiator, tiled walls, laminate flooring, spotlights and double glazed window to the rear aspect.





OUTSIDE

To the front of the property is a block paved driveway providing off road parking for multiple vehicles. To the rear is an enclosed landscaped garden with patio seating areas, artificial lawn, shed and summer house.

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, 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.

CMH, J Walter and Calum Lyman 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 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

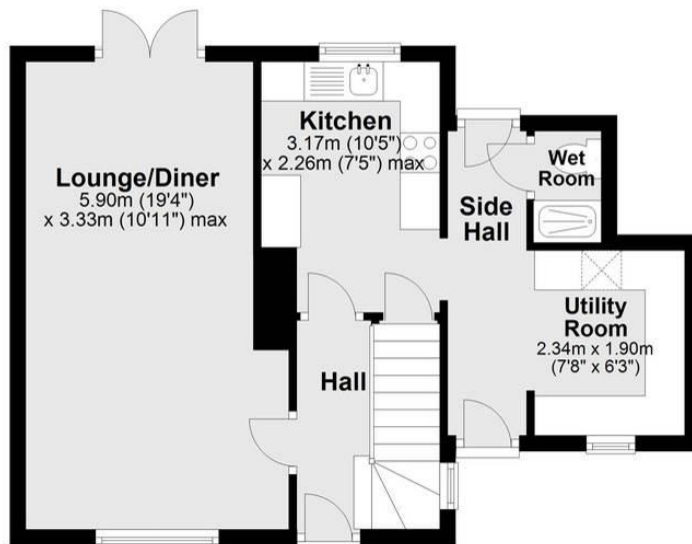
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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

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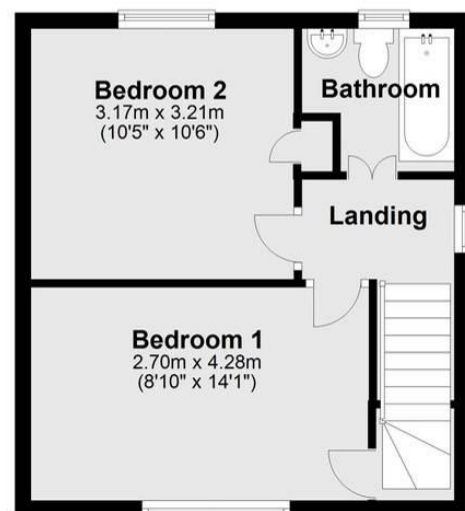
Ground Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



First Floor

Approx. 30.2 sq. metres (324.9 sq. feet)



Total area: approx. 66.6 sq. metres (716.7 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 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.

