



4 Kings Way

Welton, Lincoln, LN2 3FQ



Book a Viewing!

£399,950

Situated in the ever popular village of Welton, a four bedroom detached house with well-presented and spacious accommodation comprising of Hall, Cloakroom/WC, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Pantry and a First Floor Landing leading to four Bedrooms, master with En-suite Shower Room and Family Bathroom. Outside there is a driveway for multiple vehicles, a detached double garage and pleasant front and rear gardens. Viewing of this family home is highly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Welton is a popular village which lies to the north of the historic Cathedral and University City of Lincoln. The village has a wide range of local amenities including schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.

ACCOMMODATION

HALL

With staircase to the first floor, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled splashbacks and radiator.



LOUNGE

19' 0" x 11' 7" (5.80m x 3.54m) With double glazed bay window to the front aspect and sliding patio doors to the rear garden, gas fire set within a feature fireplace and two radiators.

DINING ROOM

11' 6" x 9' 1" (3.52m x 2.79m) With double glazed bay window to the front aspect and radiator.

KITCHEN/BREAKFAST ROOM

17' 1" x 9' 6" (5.23m x 2.91m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven with gas hob and extractor fan over, spaces for fridge freezer and dishwasher, tiled flooring and splashbacks, radiator, spotlights, two double glazed windows to the rear aspect and understairs storage cupboard.



UTILITY ROOM

With spaces for washing machine and tumble dryer, stainless steel sink with side drainer and hot and cold taps, wall mounted gas fired central heating boiler, tiled flooring and splashbacks, radiator and door to the garden.

PANTRY

With tiled flooring and storage shelving.

FIRST FLOOR LANDING

With double glazed window to the rear aspect and airing cupboard.



BEDROOM 1

With double glazed window to the front aspect, range of fitted wardrobes and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled flooring, part tiled walls, shaver point, radiator and double glazed window to the rear aspect.

BEDROOM 2

12' 0" x 9' 8" (3.67m x 2.96m) With double glazed window to the front aspect, fitted wardrobe and radiator.



BEDROOM 3

9' 1" x 8' 7" (2.78m x 2.63m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

10' 6" x 7' 6" (3.22m x 2.30m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, WC and pedestal wash hand basin, tiled flooring, part tiled walls, shaver point, radiator and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a lawned garden with flowerbeds. There is a driveway providing off street parking for multiple vehicles and access to the double garage. The garage has twin up and over doors to the front, light and power. To the rear of the property there is a private and enclosed rear garden laid mainly to lawn with patio seating area, mature shrubs, flowerbeds and garden shed.

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.

CWH, J Walter and Callum 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.

Coverings 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.

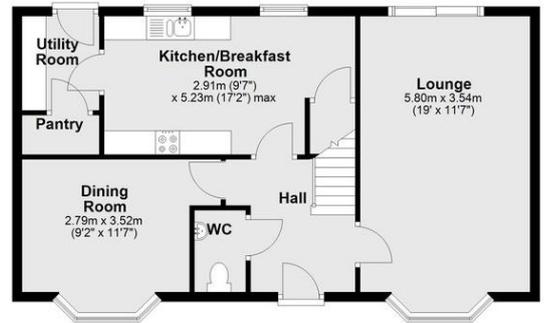
GENERAL

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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

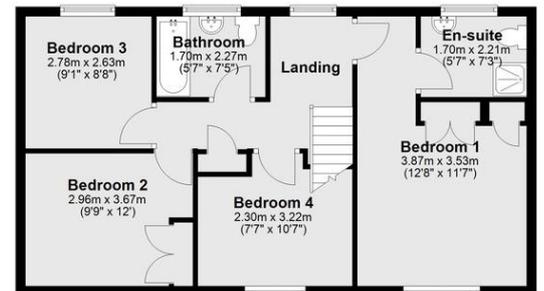
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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. 61.8 sq. metres (664.7 sq. feet)



First Floor
Approx. 60.8 sq. metres (654.4 sq. feet)



Total area: approx. 122.6 sq. metres (1319.1 sq. feet)

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 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.

