



**17 The Hardings, Welton,
Lincoln, LN2 3FE**



Book a Viewing!

£425,000

Positioned in a tucked away position at the end of a cul-de-sac within the popular village of Welton, a spacious four Bedroom Detached Family Home. The property has immaculate living accommodation comprising of Hall, Cloakroom/WC, Lounge, Dining Room, Playroom, modern Kitchen/Breakfast Room, Conservatory, Utility Room and a First Floor Landing leading to the Master Bedroom with Dressing Area and En-Suite, two further double Bedrooms with Jack and Jill En-Suite, a fourth Bedroom and a Family Bathroom. Outside there is a front garden, driveway for multiple vehicles, garage and a pleasant rear garden. This fine home is perfect for modern family living and viewing is highly recommended. No Onward 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, understairs storage cupboard, tiled flooring, radiator and spotlights.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, part tiled walls, tiled flooring, radiator and double glazed window to the front aspect.

LOUNGE

15' 4" x 12' 2" (4.68m x 3.71m) With double glazed bay window to the front aspect, gas fire set within a decorative fireplace and two radiators.

DINING ROOM

17' 8" x 8' 6" (5.41m x 2.61m) With double glazed window to the front aspect and radiator.

KITCHEN/BREAKFAST ROOM

25' 4" x 9' 8" (7.74m x 2.97m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher and wine cooler, eye level electric oven, five ring gas hob with extractor fan over, space for American fridge freezer, tiled flooring and splashbacks, two radiators and two double glazed windows to the rear aspect.



CONSERVATORY

10' 6" x 10' 4" (3.22m x 3.15m) With double glazed French doors to the rear garden, ceiling fan and tiled flooring.

PLAYROOM

10' 7" x 9' 6" (3.25m x 2.92m) With double glazed French doors to the rear garden and radiator.



UTILITY ROOM

Fitted with a range of units with work surfaces over, stainless steel sink with mixer tap over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, tiled splashbacks, laminate flooring and door to the garden.

FIRST FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

19' 3 (max)" x 15' 6 (max)" (5.87m x 4.72m) With two double glazed windows to the front aspect, Velux window to the rear aspect, a range of fitted wardrobes, dressing area, spotlights and two radiators.





EN-SUITE SHOWER ROOM

10' 6" x 7' 11" (3.22m x 2.43m) Fitted with a three piece suite comprising of walk-in shower cubicle, wash hand basin in a vanity unit and close coupled WC, storage cupboards, tiled walls and flooring, chrome towel radiator, spotlights and Velux window to the rear aspect.

BEDROOM 2

11' 10" x 9' 11" (3.62m x 3.03m) With double glazed window to the front aspect and radiator.

JACK AND JILL EN-SUITE

8' 11" x 2' 10" (2.74m x 0.88m) Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, part tiled walls, tiled flooring, chrome towel radiator, spotlights and double glazed window to the side aspect.



BEDROOM 3

9' 11" x 9' 8" (3.03m x 2.97m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

8' 4" x 8' 2" (2.56m x 2.50m) With double glazed window to the front aspect and radiator.

BATHROOM

8' 0" x 5' 9" (2.46m x 1.76m) Fitted with a three piece suite comprising of panelled bath with shower attachment, pedestal wash hand basin and close coupled WC, part tiled walls, tiled flooring, chrome towel radiator, spotlights and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and flowerbeds and a driveway providing off street parking for multiple vehicles. There is a garage with an up and over door to the front, personal door to the utility room, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with a patio seating area, mature shrubs and flowerbeds.





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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 and J Walter 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 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

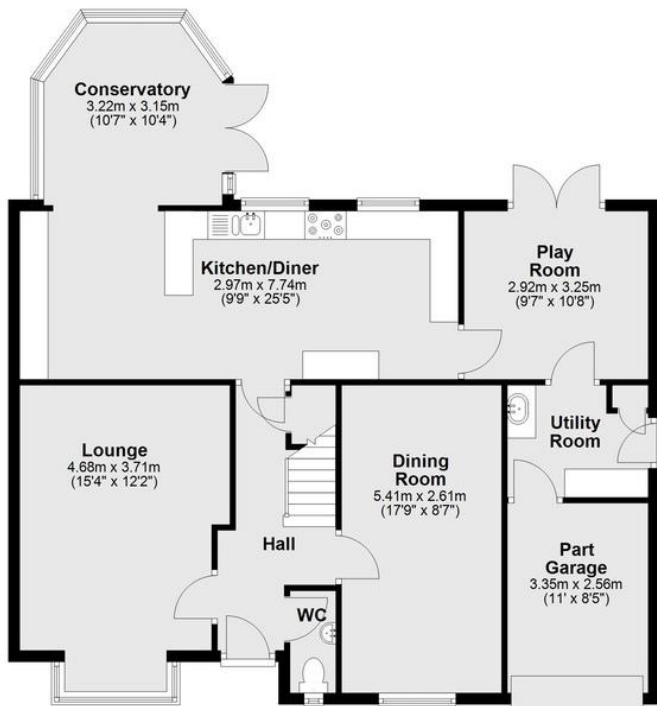
- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy has any authority to make or give representation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition 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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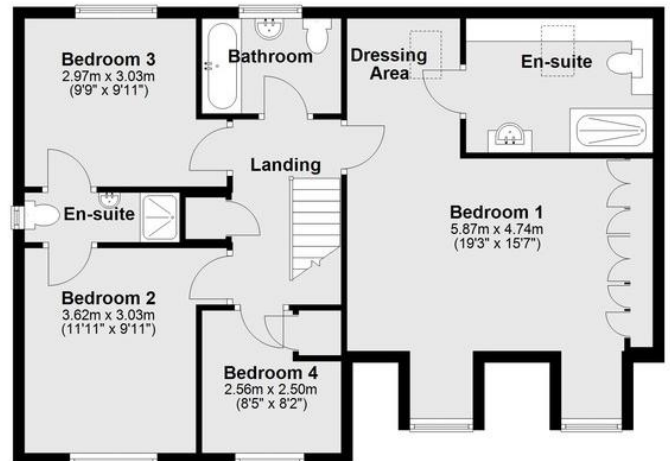
Ground Floor

Approx. 100.0 sq. metres (1076.8 sq. feet)



First Floor

Approx. 78.2 sq. metres (841.9 sq. feet)



Total area: approx. 178.2 sq. metres (1918.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.