



7 The Grove

Welton, Lincoln, LN2 3LX



Book a Viewing!

£340,000

Situated on a larger than average plot close to the heart of the ever popular village of Welton, to the North of the Cathedral City of Lincoln. A well presented 3 bedroom detached bungalow with spacious accommodation comprising of Entrance Hall, Lounge, Breakfast Kitchen, Conservatory, Inner Hallway, three well appointed Bedrooms and a newly fitted Shower Room. Outside is a large block paved driveway, a single Garage with Workshop and generous corner plot gardens. Viewing of this property is highly recommended. The bungalow further benefits from being sold with no onward chain.



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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.



ENTRANCE HALL

With laminate flooring.

LOUNGE

15' 4" x 11' 10" (4.69m x 3.63m) With double glazed window to the front aspect and radiator.

KITCHEN/BREAKFAST ROOM

11' 7" x 11' 3" (3.54m x 3.44m) Fitted with a range of wall and base units with work surfaces over, electric oven and gas hob with extractor fan over, integrated fridge, space for washing machine, stainless steel 1½ bowl sink with side drainer and mixer tap over, breakfast bar, radiator and double glazed window to the front aspect.



CONSERVATORY

11' 2" x 9' 8" (3.42m x 2.95m) With double glazed French doors to the garden and radiator.

INNER HALLWAY

With airing cupboard and storage cupboard.

BEDROOM 1

11' 5" x 11' 5" (3.50m x 3.49m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

11' 4" x 8' 10" (3.47m x 2.71m) With double glazed window to the rear aspect, laminate flooring and radiator.



BEDROOM 3

8' 2" x 6' 5" (2.49m x 1.96m) With double glazed window to the rear aspect and radiator.

SHOWER ROOM

Newly fitted with a three piece suite comprising of walk in shower cubicle with electric shower, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, part tiled walls and double glazed window to the side aspect.



OUTSIDE

The property sits on an extensive corner plot. To the front of the property there is a block paved driveway providing off street parking for multiple vehicles and access to the single garage. To the side there is an enclosed gravelled garden. To the rear of the property there is an enclosed garden laid mainly to lawn with mature shrubs.

GARAGE

15' 1" x 8' 2" (4.61m x 2.51m) With electric up and over door, light and power.



WORKSHOP

11' 5" x 6' 2" (3.50m x 1.88m) With rear personal door, light and power.

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 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 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

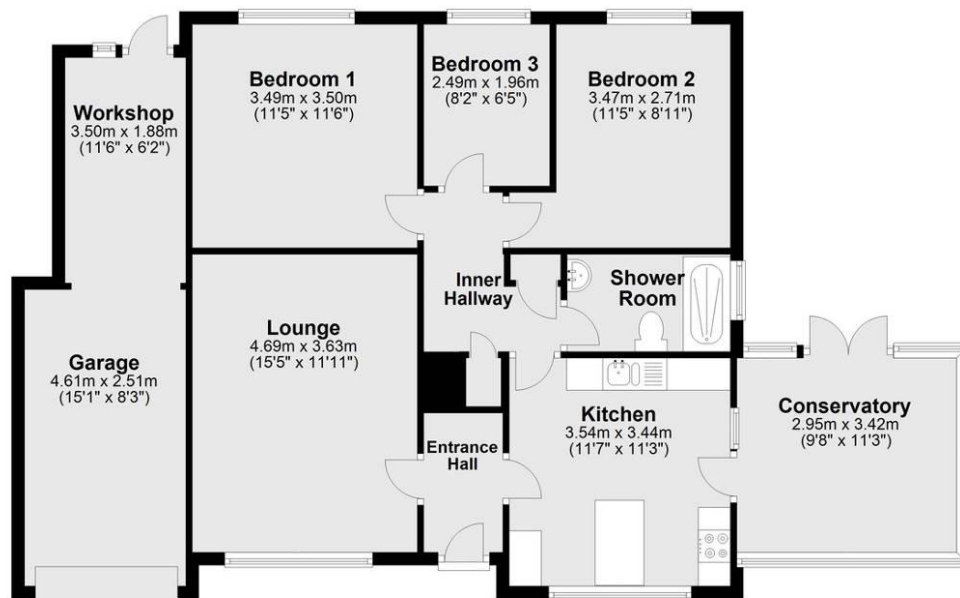
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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Ground Floor

Approx. 100.3 sq. metres (1079.8 sq. feet)



Total area: approx. 100.3 sq. metres (1079.8 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.

