



## The Holmstead, 10 Lincoln Road

Welton, Lincoln, LN2 3JA

**£300,000**

**\*\*BEING SOLD VIA SECURE SALE ONLINE BIDDING. Terms & Conditions apply. STARTING BID £300,000\*\***

A Grade II listed stone cottage situated in the centre of the popular village of Welton. The property has beautifully refurbished living accommodation to comprise of an Entrance Porch, Lounge with beams to the ceiling and an open fireplace, Dining Room with open fireplace, modern fitted Breakfast Kitchen, Cloakroom/WC, Ground Floor Bedroom with En-Suite Shower Room and a mezzanine balcony area and a Rear Hallway with stairs to the First Floor Landing leading to two Double Bedrooms and a Bathroom. Outside there is a gated Drive way providing secure off-road parking and an enclosed lawned Rear Garden. The property is situated in the centre of the village within easy walking distance to the popular William Farr School. Viewing of this charming cottage with its character features is essential.





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**SERVICES**

All mains services available. Gas central heating.

**COUNCIL TAX BAND – C**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

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

**DIRECTIONS**

Heading into Welton along Lincoln Road, the cottage can be located on the left hand side adjacent to Sudbeck Lane.

**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

### ENTRANCE PORCH

With tiled flooring and storage cupboard.

### LOUNGE

13' 10" x 12' 0" (4.24m x 3.66m), with sash window to the front aspect with shutters, feature cast iron fireplace, tiled flooring with underfloor heating, beams to the ceiling and storage cupboards with shelving.

### DINING ROOM

13' 0" x 11' 11" (3.98m x 3.65m), with sash window to the front aspect with shutters, tiled flooring with underfloor heating, feature cast iron open fireplace, fitted cupboards and shelving.

### KITCHEN

13' 9" x 13' 3" (4.20m x 4.06m), fitted with a range of wall and base units with drawers and work surfaces over, ceramic sink unit and side drainer with mixer tap over, Neff electric oven, four ring electric induction hob with extractor fan over, spaces for an automatic washing machine, dishwasher and fridge freezer, wall-mounted Ideal gas-fired central heating boiler, two storage cupboards, tiled splashbacks, two glass panelled windows to the rear aspect, beams to the ceiling and tiled flooring with underfloor heating.

### HALLWAY

With staircase to the First Floor, tiled flooring with underfloor heating, feature exposed stone walling and stable door and window to the rear aspect.

### CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin, shaver point, tiled splashbacks and tiled flooring with underfloor heating.

### BEDROOM 3

13' 8" x 11' 7" (4.17m x 3.54m), with sash window to the side aspect, window and door to the Rear Garden, tiled flooring with underfloor heating, fitted storage cupboard and staircase to mezzanine balcony which is currently used for storage.





#### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity unit, tiled walls and tiled flooring with underfloor heating.

#### FIRST FLOOR LANDING

With window to the rear aspect, radiator and storage cupboard.

#### BEDROOM 1

13' 10" x 12' 2" (4.22m x 3.72m), with window to the front aspect, original oak flooring, radiator and cast iron decorative fireplace.



#### BEDROOM 2

12' 9" x 12' 0" (3.91m x 3.68m), with window to the front aspect, original oak flooring, radiator, storage cupboard, built-in drawers and two built-in double wardrobes.

#### BATHROOM

10' 11" x 8' 5" (3.34m x 2.57m), fitted with a three piece suite comprising of corner bath with shower attachment, close coupled WC and pedestal wash hand basin, towel radiator, shaver point and window to the rear aspect.



#### OUTSIDE

To the rear of the property there is a gated Driveway with electric wooden gates providing off-road parking. There is also an enclosed Rear Garden which is laid mainly to lawn with mature shrubs, flowerbeds and a shed.

#### ACTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti(truncated).







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#### 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.

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Total area: approx. 138.2 sq. metres (1487.3 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**

**www.mundys.net**  
**residential@mundys.net**  
**01522 510044**

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