



**28 Northfield Road, Welton,
Lincoln, LN2 3FF**



Book a Viewing!

£390,000

Situated in the ever popular village of Welton, an immaculate and extended four bedroom detached family house with spacious living accommodation comprising of Hall, Cloakroom/WC, Lounge, Kitchen/Diner with fitted appliances, Utility Room and a First Floor Landing leading to four Bedrooms, master with En-suite Shower Room and a Family Bathroom. The property sits in a tucked away cul de sac position with a block paved driveway for multiple vehicles, a single garage and well-presented front and rear gardens. Viewing of this stunning home is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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, wash hand basin on a vanity stand, tiled walls and flooring and double glazed window to the front aspect.

LOUNGE

16' 2" x 10' 8" (4.94m x 3.27m) With gas fire set within a feature fireplace, double glazed window to the front aspect and radiator.



OPEN PLAN KITCHEN DINER

23' 1 (max)" x 15' 3 (max)" (7.04m x 4.65m) Fitted with a stylish range of wall and base units with work surfaces over, integrated fridge, freezer and dishwasher, undermount sink with Quooker hot water tap over, twin eye level Neff electric oven and microwave with warming drawer, Neff induction hob, central island with breakfast bar, understairs storage cupboard, spotlights, tiled splashbacks and flooring, two radiators and two sets of double glazed French doors to the rear garden.

UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, undermount sink with mixer tap over, integrated washing machine, tiled flooring, radiator and double glazed window to the side aspect.



FIRST FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

13' 1" x 10' 10" (4.00m x 3.32m) Fitted with a range of bedroom furniture including wardrobes, drawers and bedside tables, double glazed window to the front aspect and radiator.

EN-SUITE SHOWER ROOM

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

BEDROOM 2

14' 2" x 8' 11" (4.32m x 2.72m) Fitted with a range of bedroom furniture including wardrobes, drawers and bedside tables, double glazed window to the front aspect and radiator.





BEDROOM 3

8' 11" x 8' 5" (2.73m x 2.57m) Fitted with a range of bedroom furniture including wardrobe, overbed storage and bedside tables, double glazed window to the rear aspect and radiator.

BEDROOM 4

9' 10" x 7' 8" (3.00m x 2.36m) With double glazed window to the rear aspect and radiator.

BATHROOM

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



OUTSIDE

The property sits within a small cul de sac with a lawned area to the front with flowerbeds. There is a block paved driveway providing off street parking for multiple vehicles and giving access to the garage. The single garage has an up and over door to the front, light and power. To the rear there is an enclosed landscaped garden laid mainly to lawn with a patio seating area, pergola, 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 mun dys.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 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.

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.

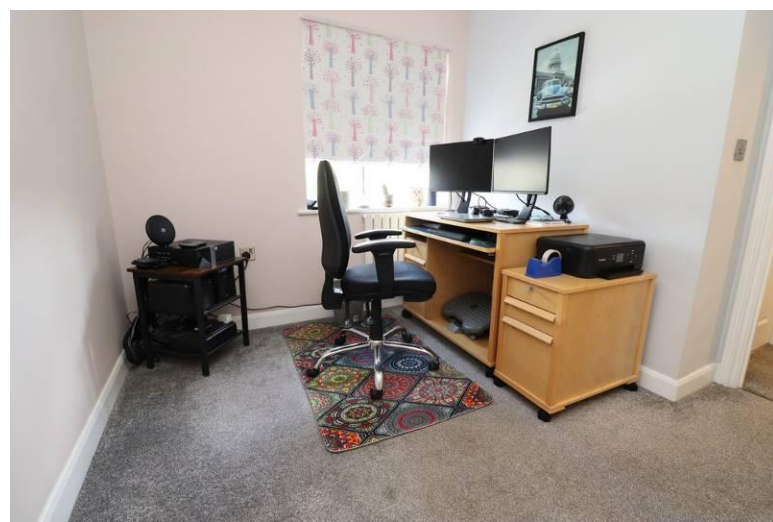
GENERAL

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.

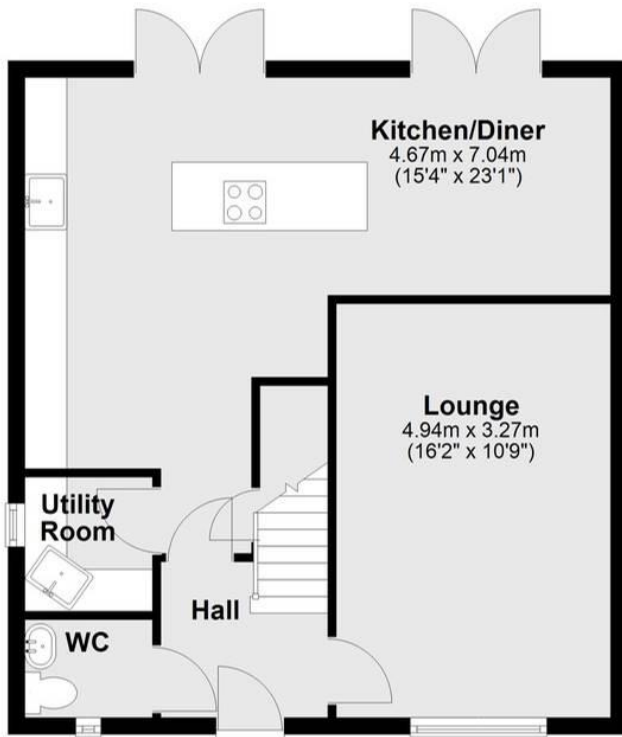
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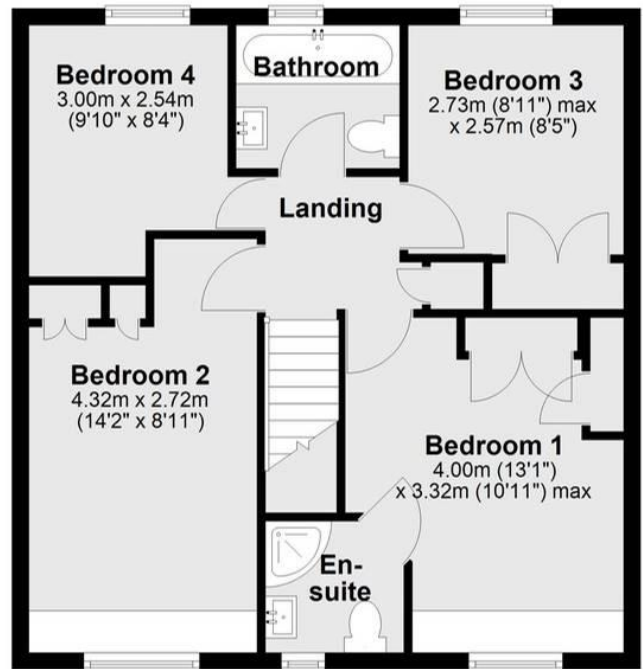
Ground Floor

Approx. 53.5 sq. metres (575.5 sq. feet)

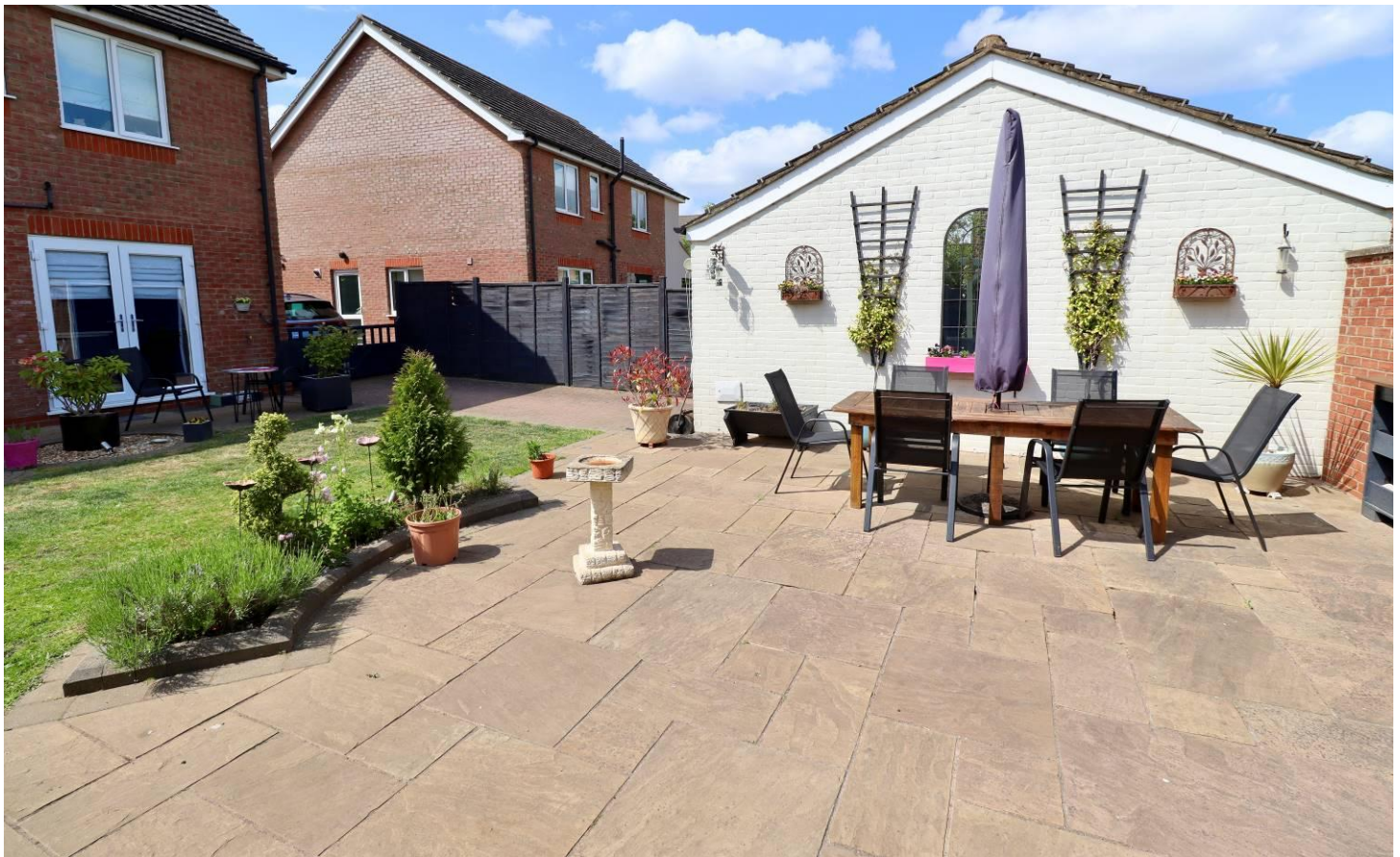


First Floor

Approx. 53.3 sq. metres (574.2 sq. feet)



Total area: approx. 106.8 sq. metres (1149.7 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.

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