



**25 Vicarage Lane**

Welton, Lincoln, LN2 3JG



Book a Viewing!

**Being sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £140,000**

A well-presented semi-detached period cottage located in the heart of the popular village of Welton and within a short walk to local shops, facilities and the William Farr Secondary School. Internally the property has been recently redecorated to the ground floor and offers living accommodation briefly comprising of Lounge, Kitchen, Dining Area, Utility Area, Downstairs WC and a First Floor Landing leaving to two Bedrooms and a Bathroom. Outside there is a courtyard to the rear of the property overlooking the village beck. Viewing of the property is highly recommended and it is being sold with No Onward Chain.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – A.

**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**

##### **LOUNGE**

15' 7" x 11' 11" (4.75m x 3.63m), with composite external door to the front elevation, UPVC double glazed windows to the front and side elevations, fire surround and hearth and radiator.





#### KITCHEN

11' 1" x 7' 5" (3.38m x 2.26m), with UPVC double glazed window to the side elevation, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, stainless steel sink unit and drainer, four ring ceramic hob with extractor fan over and space for fridge.

#### DINING AREA

9' 6" x 7' 5" (2.9m x 2.26m), with two UPVC double glazed windows to the side elevation and radiator.

#### UTILITY AREA

7' 5" x 5' 4" (2.26m x 1.63m), with external door to the side elevation, radiator, plumbing and space for washing machine and a gas fired central heating boiler.

#### W.C

7' 5" x 2' 11" (2.26m x 0.89m), with UPVC double glazed window to the rear elevation, vinyl flooring, radiator, low level WC and wash hand basin with tiled splashback.

#### FIRST FLOOR LANDING

With UPVC double glazed window to the rear elevation.

#### BEDROOM 1

11' 11" x 11' 9" (3.63m x 3.58m), with UPVC double glazed window to the front elevation and radiator.

#### BEDROOM 2

12' 2" x 6' 8" (3.71m x 2.03m), with UPVC double glazed window to the side elevation and radiator.

#### BATHROOM

11' 1" x 7' 8" (3.38m x 2.34m), with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin with tiled splashback and bath with shower over and tiled surround, radiator and storage cupboard.

#### OUTSIDE

To the rear of the property there is a courtyard garden overlooking the village beck.

#### AUCTIONEERS ADDITIONAL COMMENTS

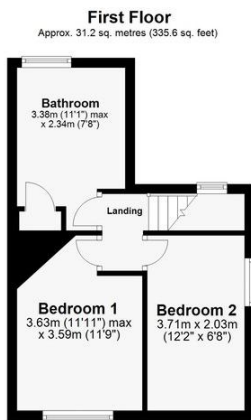
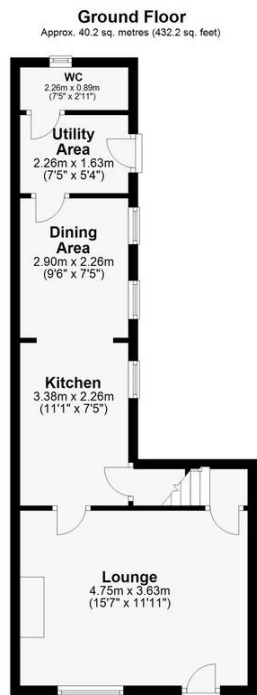
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This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers 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.





Total area: approx. 71.3 sq. metres (767.9 sq. feet)  
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.  
Mundys Estate Agents  
Plan produced using PlanUp.

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 Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

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**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](http://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 - HOW WE MAY REFER YOU TO**  
Sills & Butteridge, 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.

**CWHJ Water 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.

**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 HomeBuyer 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 their own use and the vendors (Lessors) for whom they act as Agents given that 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 Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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