



2 Westhall Road

Welton, Lincoln, LN2 3NR



Book a Viewing!

£270,000

A three-bedroom detached bungalow positioned on a generous corner plot in the sought-after village of Welton, within walking distance for most to the village centre and a wide range of local amenities. Internally, the property offers well-proportioned accommodation comprising: entrance hallway, lounge, kitchen diner, rear porch, conservatory, three bedrooms and a bathroom. The home has been well maintained and offers excellent potential for further enhancement. Externally, the property benefits from spacious lawned gardens to the front and side, along with a low-maintenance, paved rear garden that includes a garden shed. A block-paved driveway provides off-road parking and gives access to a single garage. The property is 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.



ACCOMMODATION

ENTRANCE HALL

With UPVC double glazed external door and radiator.

LOUNGE

16' 11" x 12' 2" (5.16m x 3.71m) With UPVC double glazed window, fire surround with inset electric fire and two radiators.

KITCHEN

19' 9" x 8' 10" (6.02m x 2.69m) With UPVC double glazed window and sliding patio doors into the conservatory, fitted with a range of wall, base units and drawers with work surfaces, tiled splashbacks, 1½ bowl stainless steel sink drainer with mixer tap, space for freestanding cooker, plumbing and space for washing machine, spaces for fridge and freezer, integrated microwave, radiator and built-in cupboard housing the gas-fired central heating boiler and a UPVC double glazed external door to the rear porch.

CONSERVATORY

9' 6" x 7' 9" (2.9m x 2.36m) With UPVC double glazed windows and double doors opening onto the garden, tiled flooring and power points.

REAR PORCH

8' 4" x 6' 1" (2.54m x 1.85m) With UPVC double glazed windows, tiled flooring and UPVC external door leading to the garden and to the garage.

BEDROOM 1

9' 11" x 9' 8" (3.02m x 2.95m) With two UPVC double glazed windows, built-in wardrobe and radiator.

BEDROOM 2

9' 11" x 9' 11" (3.02m x 3.02m) With UPVC double glazed window, fitted wardrobes and radiator.

BEDROOM 3

9' 1" x 8' 9" (2.77m x 2.67m) With UPVC double glazed window, fitted wardrobes and drawers and radiator.

BATHROOM

With UPVC double glazed window, low level WC, wash hand basin, panelled bath with shower attachment, fully tiled walls, radiator and extractor fan.

OUTSIDE

Located on a generous corner plot, the property enjoys well-tended lawned gardens to the front and side. A block-paved driveway provides off-road parking and access to the single garage located at the rear. The rear garden is paved for easy maintenance and includes a garden shed.





GARAGE 15' 11" x 8' 4" (4.85m x 2.54m)

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 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 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

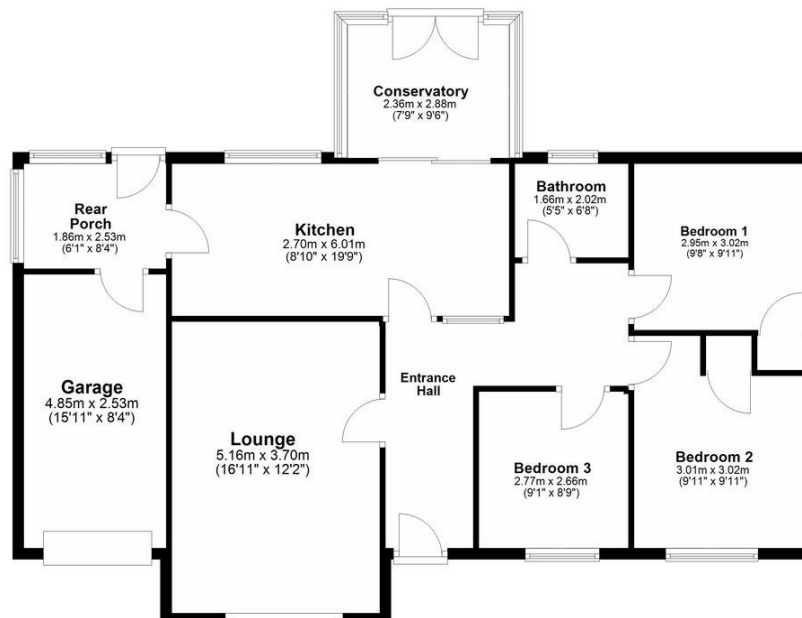
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Ground Floor

Approx. 105.7 sq. metres (1138.2 sq. feet)



Total area: approx. 105.7 sq. metres (1138.2 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.

29 – 30 Silver Street
Lincoln
LN2 1AS

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