



**18 Eastfield Lane, Welton,
Lincoln, LN2 3NA**



Book a Viewing!

£495,000

Situated on a fantastic non estate plot in a desirable position within the ever popular village of Welton, a spacious and extended Four Bedroom Detached House with well presented internal accommodation comprising of Hall, Lounge, Dining Room, Snug, Conservatory, Breakfast Kitchen, Ground Floor four piece Bathroom, First Floor Landing, Four Double Bedrooms and Family Bathroom. The property has a tandem length garage to one side, and a single garage with additional workshop to the other side. The property further benefits from a large in and out driveway, landscaped front garden and a generous and extensive rear garden. In the agents opinion the property offers much potential for extension subject to necessary planning permissions, and viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

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.



HALL

With staircase to the first floor, understairs storage cupboards, tiled flooring and two radiators.

LOUNGE

15' 10" x 11' 10" (4.85m x 3.63m) With double glazed bow window to the front aspect, TV connection point, feature electric fire within a marble fireplace and radiator.

DINING ROOM

10' 11" x 9' 10" (3.35m x 3.00m) With double glazed sliding doors to the conservatory and radiator.

CONSERVATORY

14' 5" x 10' 0" (4.41m x 3.06m) With double glazed French doors to rear garden, ceiling fan, tiled flooring and radiator.

SNUG

9' 10" x 8' 10" (3.00m x 2.7m) With double glazed bow window to the front aspect, TV connection point and radiator.

KITCHEN

16' 2" x 9' 10" (4.94m x 3.02m) Fitted with a range of wall and base units with work surfaces over, Range cooker, integrated fridge freezer, washing machine and dishwasher, tiled splashbacks, spotlights, wood flooring, TV connection point, double glazed window to the rear aspect and French doors to the rear garden.



BATHROOM

12' 5" x 6' 10" (3.81m x 2.09m) Fitted with a four piece suite comprising of corner bath, shower cubicle, close coupled WC and pedestal wash hand basin, built in storage cupboard, tiled walls, towel radiator and double glazed window to the rear aspect

FIRST FLOOR LANDING

With double glazed window to the side aspect and radiator.

BEDROOM 1

12' 11" x 11' 10" (3.96m x 3.63m) With two double fitted wardrobes, TV connection point, double glazed window to the front aspect and radiator.

BEDROOM 2

12' 11" x 11' 10" (3.94m x 3.62m) With two double fitted wardrobes, TV connection point, double glazed window to the rear aspect and radiator.

BEDROOM 3

15' 2" x 8' 11" (4.64m x 2.72m) With double glazed window to the to the front aspect, TV connection point and radiator.





BEDROOM 4

9' 10" x 7' 11" (3.02m x 2.42m) With double glazed window to the rear aspect and radiator.

BATHROOM

9' 10" x 6' 6" (3.00m x 2.08m) Fitted with a three piece suite comprising of panelled bath, close coupled WC and pedestal wash hand basin, storage cupboard, tiled walls, double glazed window to the rear aspect and radiator.



OUTSIDE

The property sits on a generous non estate plot with large in and out driveway providing off street parking for multiple vehicles and access to the garages. There is a gravelled front garden with mature bushes. To the rear is an extensive enclosed rear garden laid mainly to lawn with a patio seating area, mature trees and shrubs.

TANDEM GARAGE

33' 2" x 8' 7" (10.12m x 2.62m) With up and over door to the front, personnel door to the rear, light and power.

SINGLE GARAGE

20' 3" x 9' 11" (6.19m x 3.04m) With electric roller door to the front, wall mounted gas fired central heating boiler, light and power.



WORKSHOP

7' 11" x 6' 6" (2.42m x 2.00m) With 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 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 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

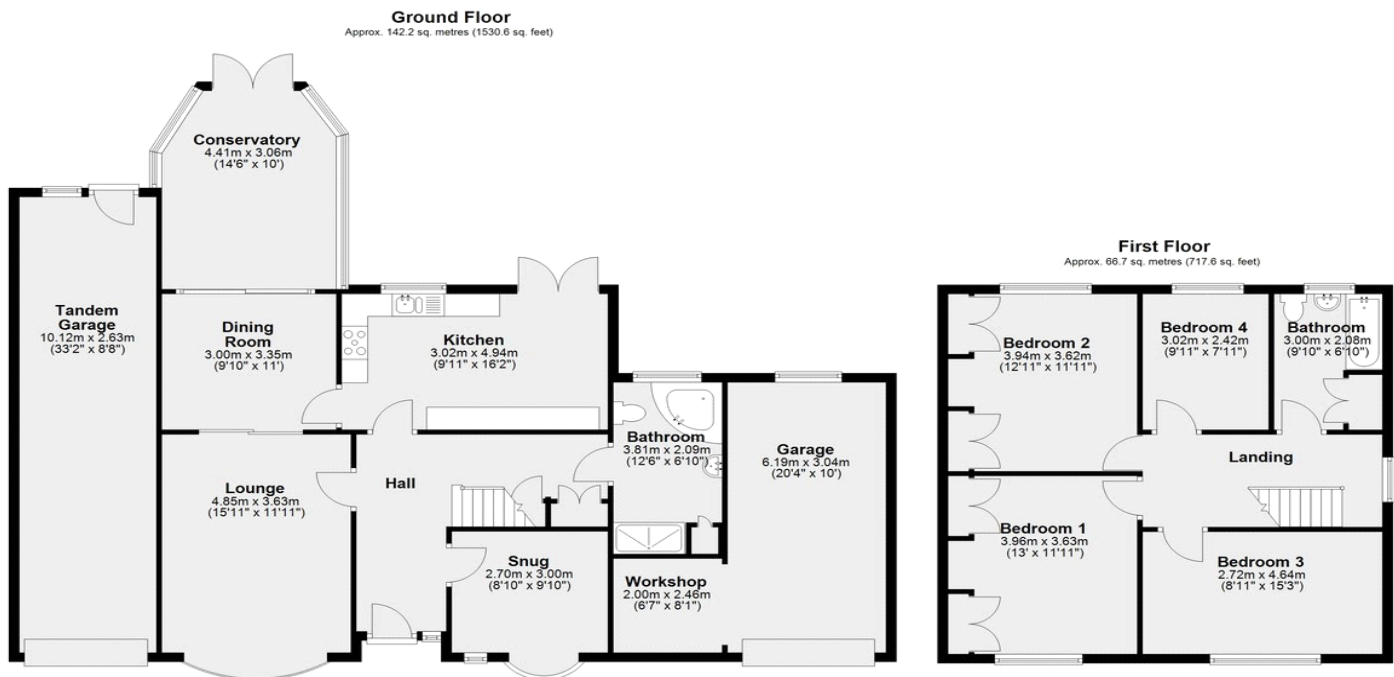
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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Total area: approx. 208.9 sq. metres (2248.2 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.