



**Loxdon, Roselea Avenue,
Welton, LN2 3RT**



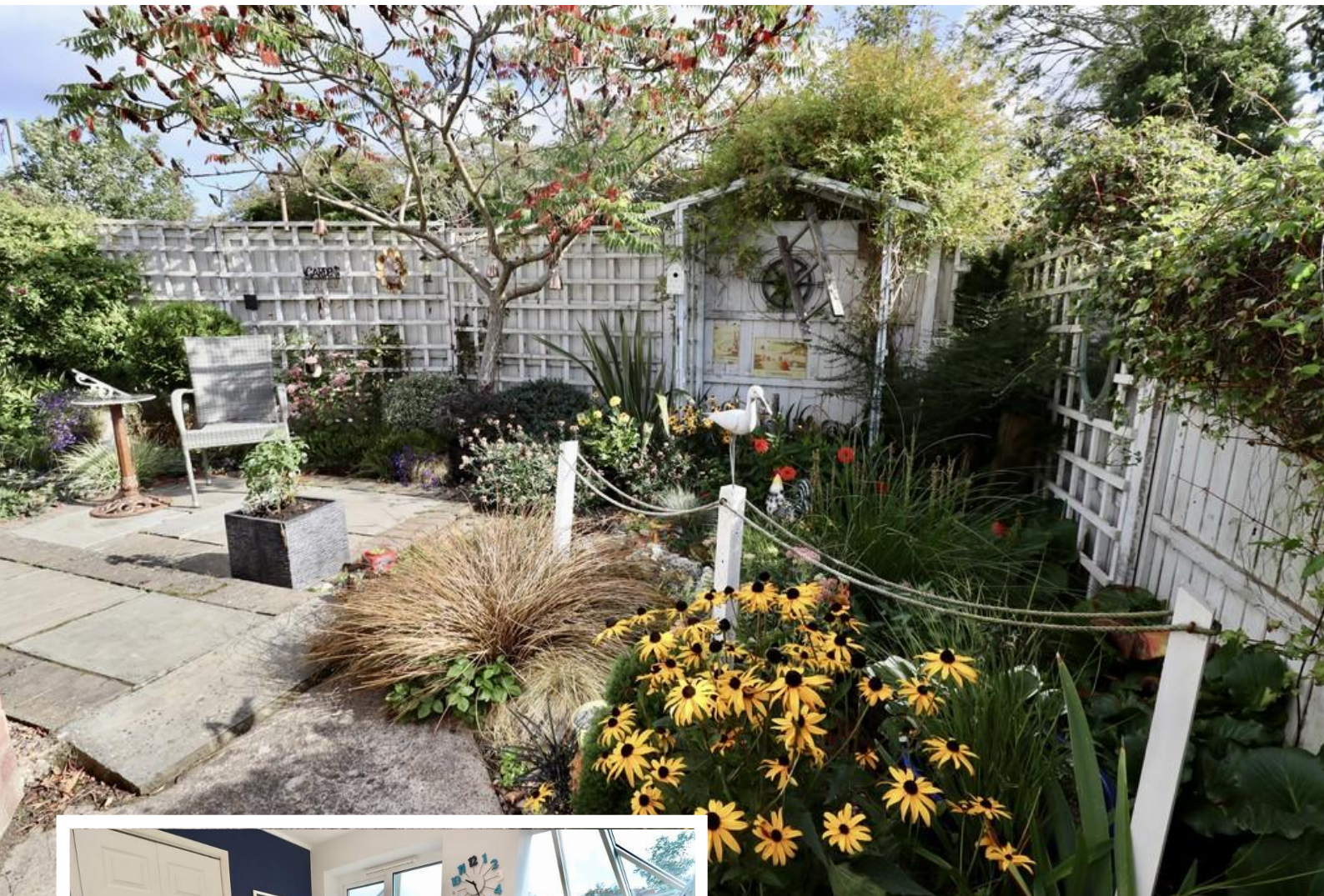
Book a Viewing!

£385,000

An immaculate and spacious Detached Family Home, pleasantly positioned on a corner plot within the highly sought after village of Welton, to the north of the historic Cathedral and University City of Lincoln. The well presented, light and airy accommodation briefly comprises a welcoming Entrance Hallway, Cloakroom/WC, modern Kitchen with pantry, Conservatory, Dining Room and Lounge, with a First Floor Landing leading to Four Bedrooms and a refitted Shower Room. The property truly excels outside, set within attractive and beautifully maintained gardens that wrap around to the front, side and rear, offering a variety of seating areas, mature planting and plenty of space for enjoying the outdoors. A large block paved driveway provides ample off road parking and access to a detached double garage, with a further gravelled area to the side offering additional parking if required.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located on the corner of Ryland Road and Roselea Avenue within the popular village of Welton. Welton 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 HALLWAY

With staircase to the First Floor, laminate flooring, radiator, double glazed window to side elevation and feature window to the Dining Room.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, radiator and double glazed window to the rear aspect.

KITCHEN

10' 9" x 9' 4" (3.29m x 2.87m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, spaces for dishwasher and fridge, tiled splashbacks, laminate flooring, spotlights and double glazed window to the rear aspect.

PANTRY

5' 2" x 3' 3" (1.60m x 1.00m) With storage shelving and space for washing machine.

CONSERVATORY

14' 5" x 10' 11" (4.40m x 3.33m) With double glazed French doors to the rear garden, base units with work surfaces over, space for tumble dryer, wall lighting and two radiators.

DINING ROOM

12' 0" x 9' 7" (3.66m x 2.92m) With double glazed bay window to side aspect, spotlights and radiator.

LOUNGE

17' 10" x 11' 10" (5.46m x 3.63m) With two double glazed windows to front aspect, electric fire set within a feature marble fireplace, spotlights and two radiators.

FIRST FLOOR LANDING

With double glazed window to side aspect and airing cupboard housing the gas fired combination boiler.

BEDROOM 1

11' 11" x 10' 5" (3.63m x 3.18m) With double glazed window to front aspect, built-in wardrobes and radiator.

BEDROOM 2

10' 5" x 10' 4" (3.18m x 3.17m) With double glazed window to rear aspect and radiator.

BEDROOM 3

10' 5" x 8' 10" (3.18m x 2.70m) With double glazed window to side aspect, built-in wardrobe and radiator.





BEDROOM 4

8' 5" x 7' 2" (2.57m x 2.18m) With double glazed window to front aspect and radiator.

SHOWER ROOM

7' 2" x 6' 11" (2.19m x 2.12m) Refitted with a three piece suite comprising of walk in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, spotlights and double glazed window to the rear aspect.

OUTSIDE

The property is situated on a generous corner plot with established gardens to the front, side and rear. There is a large block paved driveway providing ample off street parking and access to the double garage.

There is a gravelled area to the side of the driveway which provides additional off road parking, if required, or a pleasant seating area, and a garden shed. From the driveway there is a gate leading to a secure formal garden which is principally laid to lawn with mature well stocked borders and flowerbeds. To the rear of the garage is a block paved seating area with rear access to the Garage. Beyond the lawn is a further rear garden with decorative gravelled beds, patio seating area, mature shrubs and flower beds and a water feature.



DETACHED DOUBLE GARAGE

16' 7" x 14' 9" (5.05m x 4.5m) With electric roller door, rear personnel door, power, lighting and access to roof void.





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 them 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 them 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 015 22 55 60 88 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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