



5 Mill Rise

Wellingore, Lincoln, LN5 0DU



Book a Viewing!

£365,000

An immaculately presented Three Bedroom Detached Bungalow situated on a corner plot in a quiet cul-de-sac location within the sought after Cliff village of Wellingore, with easy access to the neighbouring village of Navenby. The property has been updated and has accommodation comprising of an Entrance Hall, Lounge, Dining Room, modern fitted Kitchen, three Bedrooms, Master with En-suite Shower Room, and Family Bathroom. Outside there are gardens to the front and the rear and a driveway to the side providing off road parking and giving access to a Detached Single Garage. Viewing of the property is highly recommended. NO CHAIN





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The popular Cliff village of Wellingore is located approximately 12 miles South of the historic Cathedral and University City of Lincoln and benefits from two public houses and a Post Office. Nearby Navenby has a full range of village shops including a Co-op, pharmacy, Doctor's surgery, hairdressers, tearoom, bakers and a village primary school. There are also good road links to Newark, Grantham and the A1 and a regular bus service into the City of Lincoln and Grantham.



ACCOMMODATION

ENTRANCE HALL

With laminate flooring and radiator.

LOUNGE

14' 11" x 10' 11" (4.55m x 3.35m) With double glazed bay window to the front aspect, electric fire in a decorative fire surround and radiator.

DINING ROOM

13' 3" x 10' 5" (4.06m x 3.19m) With double glazed double French doors to the rear garden, laminate flooring and radiator.

KITCHEN

10' 11" x 9' 10" (3.35m x 3.02m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap, eye level electric oven, electric hob, integrated fridge freezer, space for dishwasher, radiator, spotlights, double glazed window to the rear aspect and door to the garden.

INNER HALLWAY

With airing cupboard housing the gas fired central heating boiler and laminate flooring.

BEDROOM 1

11' 0" x 11' 11" (3.36m x 3.65m) With two double glazed windows 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 flooring, spotlights and double glazed window to the side aspect.

BEDROOM 2

11' 3" x 10' 0" (3.43m x 3.05m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

11' 1" x 8' 2" (3.38m x 2.49m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of p-shaped panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin, radiator, tiled flooring, spotlights and double glazed window to the side aspect.

OUTSIDE

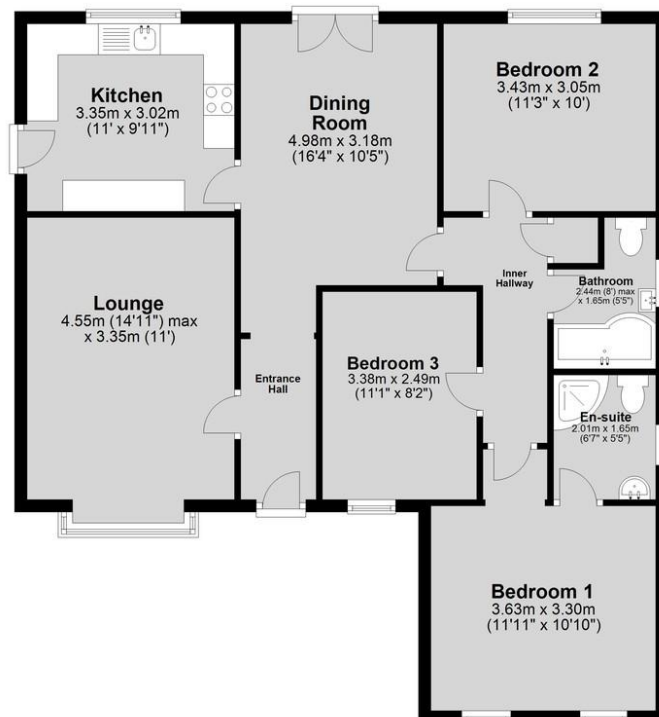
To the front of the property there is a lawned garden with a driveway to the side providing off road parking and giving access to the detached garage. The garage has an up-and-over door to the front, side personnel door, plumbing for washing machine, light and power. To the rear there is an enclosed lawned garden with a patio seating area.





Ground Floor

Approx. 90.6 sq. metres (975.6 sq. feet)



Total area: approx. 90.6 sq. metres (975.6 sq. feet)

WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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 Calum 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.

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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:

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