



## 25 Northfield Road

Welton, Lincoln, LN2 3FF



Book a Viewing!

**£219,000**

A modern three bedroom town house situated within the ever popular village of Welton. The well-presented accommodation on offer comprises of Hall, Cloakroom/WC, Lounge, Kitchen Diner and a First Floor Landing leading to three Bedrooms, Master with En-suite Shower Room and a Family Bathroom. Outside there is a small gravelled front garden and an enclosed rear garden. To the rear there is a block paved driveway and a single garage. The property benefits from Solar Panels. Viewing is highly recommended. NO CHAIN.





**SERVICES**

All mains services available. Gas central heating. Solar Panels.

**EPC RATING – A.**

**COUNCIL TAX BAND – B.**

**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, laminate flooring and radiator.

#### CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled splashback, laminate flooring and radiator.

#### LOUNGE

15' 1" x 10' 8" (4.60m x 3.27m) With double glazed window to the front aspect, laminate flooring and radiator.

#### KITCHEN/DINER

17' 5" x 10' 0" (5.31m x 3.06m) Fitted with a range of wall and base units with work surfaces over, electric oven with gas hob and extractor fan, 1½ bowl sink with side drainer and mixer tap over, spaces for fridge/freezer and washing machine, tiled splashbacks, laminate flooring, wall mounted gas fired central heating boiler, radiator, double glazed window to the rear aspect and door to the garden.



#### FIRST FLOOR LANDING

With airing cupboard.

#### BEDROOM 1

12' 5" (max) x 14' 0"(max) (3.78m x 4.27m) With double glazed window 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, tiled splashbacks, radiator and double glazed window to the front aspect.

#### BEDROOM 2

9' 6" (max)x 8' 3" (max) (2.9m x 2.51m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 3

10' 0" x 10' 10"(max) (3.05m x 3.3m) With double glazed window to the front aspect and radiator.



#### BATHROOM

Fitted with a three-piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, part tiled walls and radiator.

#### OUTSIDE

To the front there is a small gravelled garden behind hedging, overlooking a green space. To the rear of the property there is an enclosed rear garden laid mainly to lawn with a patio seating area, gravelled area and mature shrubs. The property also benefits from a single garage to the rear with a block paved driveway providing off street parking.



#### WEBSITE

Our detailed web site 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 - WHO WE MAY REFER YOU TO

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.

Caverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 556084 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.

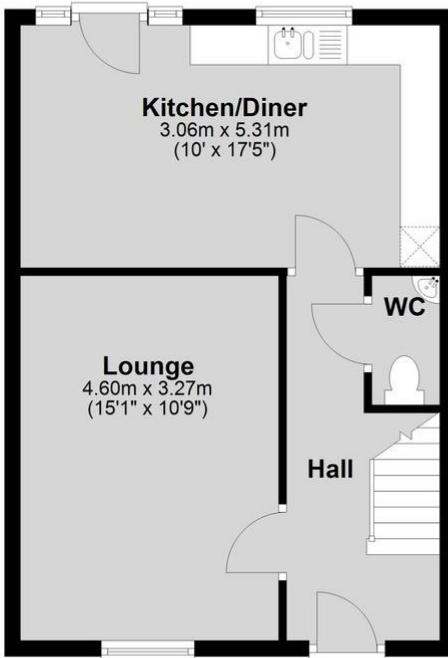
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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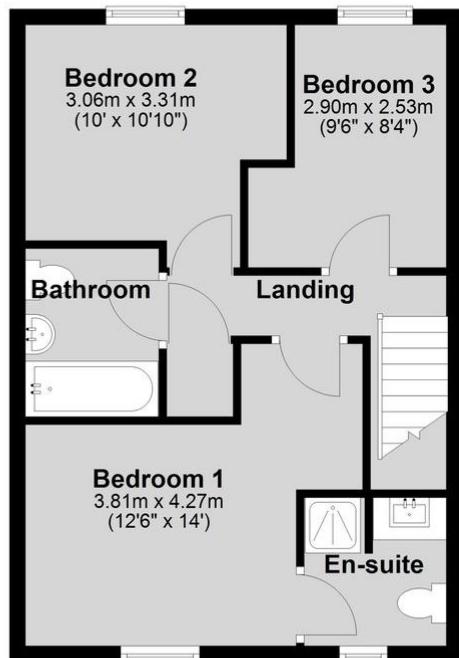
### Ground Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



Total area: approx. 82.3 sq. metres (886.2 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG25 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

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.