



3 Manor Court
Welton

MOUNT & MINSTER

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INTRODUCTION

A newly redecorated semi detached bungalow set in conservation area the popular village of Welton being offered with no onward chain. The property briefly comprises entrance hall, living room, two bedrooms both having built in wardrobes, kitchen and bathroom.

Outside the property has an enclosed courtyard garden to the rear which provides access to a single garage. From the rear of the property the centre of the village can be accessed along with access to the Church.

LOCATION

The sought-after village of Welton has excellent local amenities and is home to the well-regarded William Farr Secondary School and Welton St Mary's C of E Primary Academy. There are two pubs, a Co-operative Supermarket doctors surgery, golf course, veterinary clinic, a library and three preschools. The village is also well serviced by a frequent bus service. Welton lies around 7 miles from the cathedral city of Lincoln which has an excellent range of facilities including shops, restaurants and cafes, leisure facilities, universities and the County Hospital. For commuting further afield there are road links with the A46, A15 and A57. Lincoln train station has a direct train to London (Kings Cross from 120 minutes) and Sheffield and Nottingham (90 minutes).

ACCOMMODATION

Entrance Hall

Tiled flooring, ceiling light, radiator.

Living room

Wooden laminate flooring, uPVC double glazed window to front, radiator, ceiling light.

Bedroom One

Wooden laminate flooring, uPVC double glazed window to front, ceiling light, radiator, built in wardrobes.

Bedroom Two

Wooden laminate flooring, uPVC double glazed window to rear, ceiling light, radiator, built in wardrobes.





Kitchen

Tiled flooring, uPVC double glazed window to side, range of wall and base units, two ceiling lights, tiled splashbacks, stainless steel sink and drainer, integrated oven, electric hob, space and plumbing for washing machine, dishwasher and fridge freezer. pedestrian access door to the rear.

Bathroom

Tiled flooring, low level WC, sink in vanity unit, airing cupboard housing boiler, shower cubicle with mains shower over, part tiled, extractor, ceiling light, uPVC double glazed window to rear.

OUTSIDE

To the front - There is a patio.

To the rear - There is an enclosed courtyard garden with a pedestrian access gate leading to the single garage.

METHOD OF SALE

Freehold with vacant possession on completion.

COUNCIL TAX BAND

Council Tax Band: B
West Lindsey District Council

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D

SERVICES

All mains services available. Gas central heating.

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of May 2024.

ADDITIONAL INFORMATION

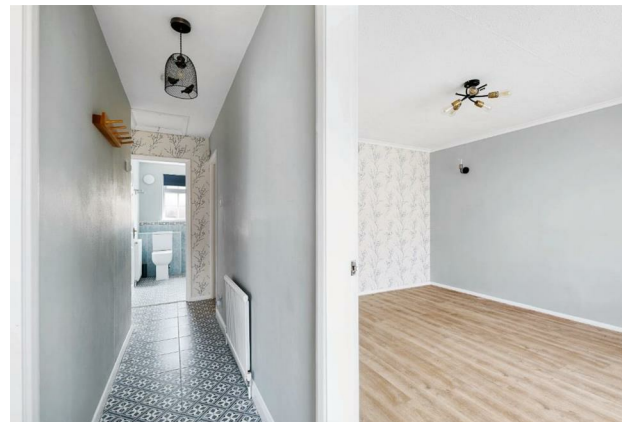
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BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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