



High Street
Wellingore

MOUNT & MINSTER

High Street

Lincoln

- Two bedroom unfurnished stone semi detached cottage
- Popular cliff village location
- Shared off road parking
- Rear garden
- Available 16th May
- No pets please

INTRODUCTION

A charming stone semi detached two bedroom property located in the village of Wellingore. The property briefly comprises of two bedrooms, a family bathroom, kitchen, living area with decorative fire

LOCATION

Wellingore directly links to Navenby, both extremely popular Cliff Villages, mainly due to their location (Lincoln - 9 miles; Sleaford - 10 miles; Newark - 14 miles), as well as the local services, the views from the Cliff are some of the most attractive in the area.

ACCOMMODATION

Entrance Hall

Rear lobby leading to stairs/landing, reception room one and kitchen

Kitchen

4.11 x 2.46 (13'5" x 8'0")

Electric hob, electric oven, cooker hood and single bowl sink with mixer tap; plumbing for the washing machine is located to the rear outbuilding





Living room

4.71 x 4.02 (15'5" x 13'2")

Fire is decorative only, dual aspect with wooden framed single glazed windows overlooking the front and rear of the property

Bedroom One

4.78 x 4.01 (15'8" x 13'1")

Dual aspect with wooden framed single glazed windows overlooking the front and rear of the property

Bedroom Two

2.59 x 3.06 (8'5" x 10'0")

Single glazed wooden framed window overlooking the rear of the property

Bathroom

Three piece bathroom suite with WC, wash basin and bath with low level mixer taps

OUTSIDE

The property benefits from a shared gravel driveway, bordered with tall trees to the front, with steps down to the front door. The access to the rear is via the rear lobby leading to a hard standing with access to an enclosed garden laid to lawn with shrub borders. There is a large stone outbuilding which has plumbing facilities for the washing machine.

EPC

EPC RATING E

COUNCIL TAX

Council Tax Band: B

PARTICULARS

Drafted following clients' instructions as of July 2024

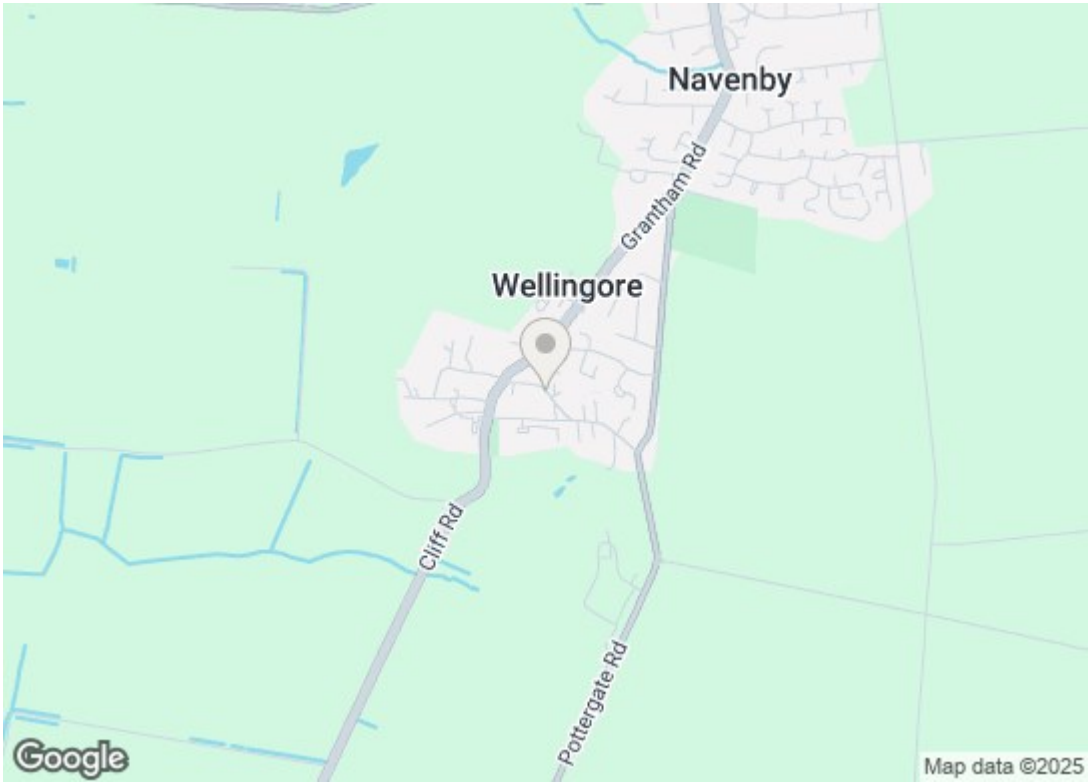
VIEWINGS


By prior arrangement with the sole letting agents (01522 716204) Option 1, then option 2


SERVICES

The property has gas central heating. and mains water.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

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