



48 Rivehall Avenue  
Welton, Lincoln

**BROWN & CO**



# 48 Rivehall Avenue, Welton, Lincoln, LN2 3LH

An excellently presented detached house situated in the highly sought after village of Welton which has a range of excellent local amenities.

The property comprises of an entrance hall, living room, kitchen / dining room, utility and WC to the ground floor, along with three bedrooms and a bathroom to the first floor.

Outside to the front is a driveway providing ample off-street parking which leads to an integral garage. To the rear is an enclosed garden with lawn, patio and fenced perimeter.



## ACCOMMODATION

Ground Floor  
Entrance Hall  
Front entrance door, stairs rising to first floor.

### Living Room

Double glazed window to front, radiator, archway opening into:

### Kitchen / Dining Room

Double glazed French doors and window to rear, drainer sink, wood effect worktops, base level storage units, integrated dishwasher, washing machine, induction hob and oven, understairs storage cupboard, radiator.

### Utility

Doors leading to rear garden and integral garage, base and eye level storage units, radiator.

### WC

Double glazed window to rear, WC, vanity wash basin, heated towel rail.

## First Floor

### Landing

Double glazed window to side, loft access.

### Bedroom One

Double glazed window to front, radiator.

### Bedroom Two

Double glazed window to rear, radiator.

### Bedroom Three

Double glazed window to front, radiator.

### Bathroom

Double glazed window to rear, vanity wash basin and WC unit, bath with wall mounted shower unit over and glazed shower screen, heated towel rail.

### Outside

To the front is a gravelled driveway which leads to a single integral garage which also has a personnel door leading into the utility room. To the rear is an enclosed lawned garden with patio.

## TENURE & POSSESSION

Freehold and for sale by private treaty.

## COUNCIL TAX

Band C

## MOBILE

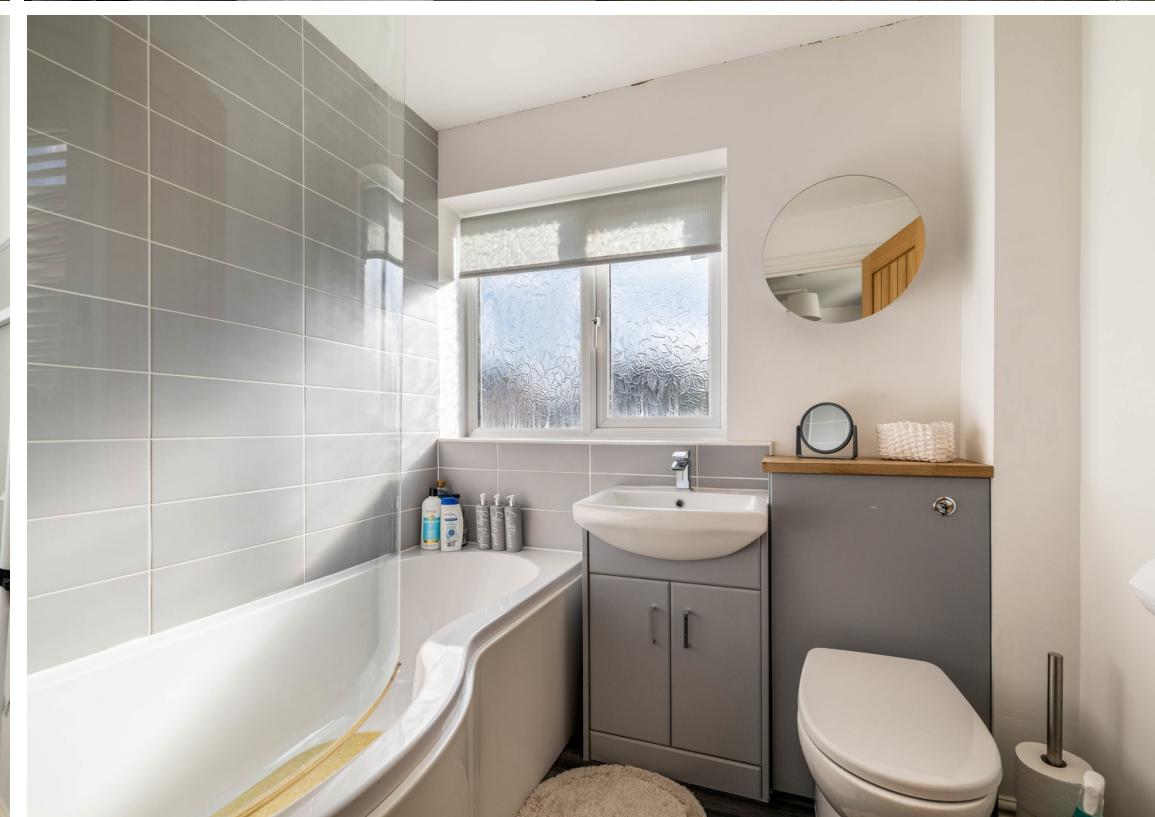
We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone.

## BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps.

## BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



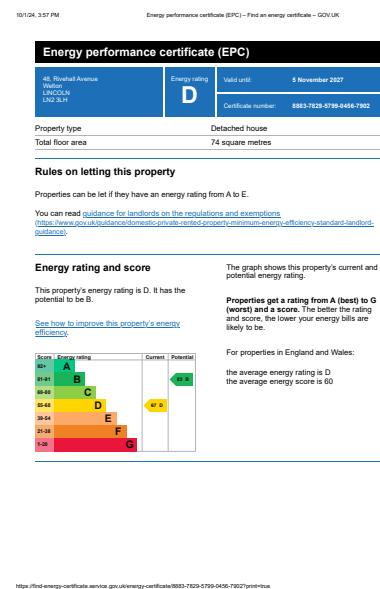
## VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

## AGENT

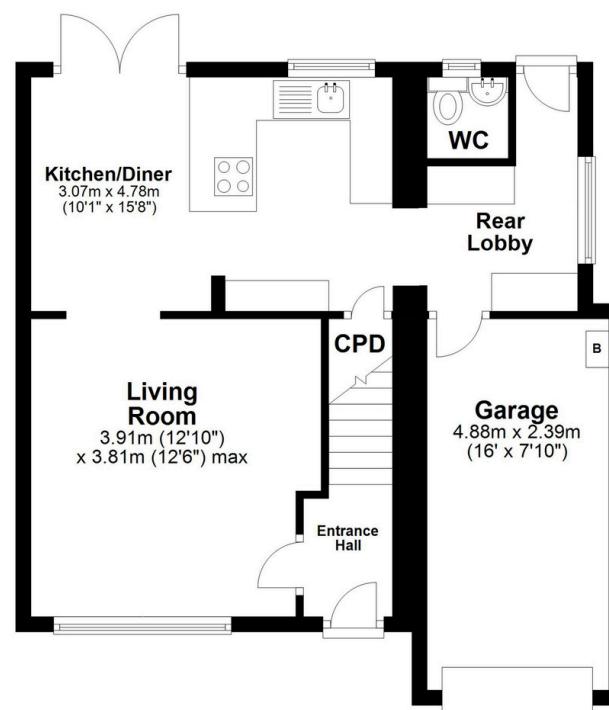
James Drabble  
01522 504304

lincolnresidential@brown-co.com



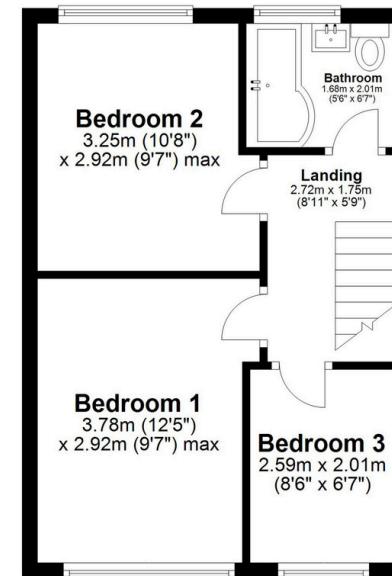
## Ground Floor

Approx. 52.2 sq. metres (562.0 sq. feet)



## First Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Total area: approx. 86.4 sq. metres (929.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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**Brown&Co**

5 Oakwood Road | Lincoln | LN6 3LH  
T 01522 504 304  
E lincolnresidential@brown-co.com

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Property and Business Consultants