



51 Rivhall Avenue, Welton, Lincoln, N2 3DH

A detached family house sold with no onward chain and situated in the highly sought after village of Welton which has an excellent range of amenities.

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

Outside to the front is a driveway which leads to an integral garage, to the rear is an enclosed lawned garden with patio.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, radiator.

Lounge

Double glazed window to front, radiator, opening into:

Dining Room

Double glazed sliding doors opening into conservatory, radiator.

Conservatory

Double glazed windows to side and rear, double glazed French doors opening to garden, radiator?

Kitchen

Two double glazed windows to rear, entrance door to side, stainless steel drainer sink, worktops, base and eye level storage units, integrated oven, gas hob with extractor over, integrated dishwasher, fridge and freezer, space and plumbing for washing machine, tiled splash back, tiled flooring, under stairs cupboard, door to garage.

First Floor

Landing

Loft access.

Bedroom One

Double glazed windows to front and rear, built in wardrobes, radiator.

Bedroom Two

Double glazed window to front, fitted wardrobes, storage cupboard, radiator.

Bedroom Three

Double glazed window to rear, built in wardrobe, radiator.

Bedroom Four

Double glazed window to front, radiator.

Bathroom

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

Outside

To the front is a driveway which leads to an integral garage with electric roller door. Gated side access leads to an enclosed garden which is mainly laid to lawn with patio and shed.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

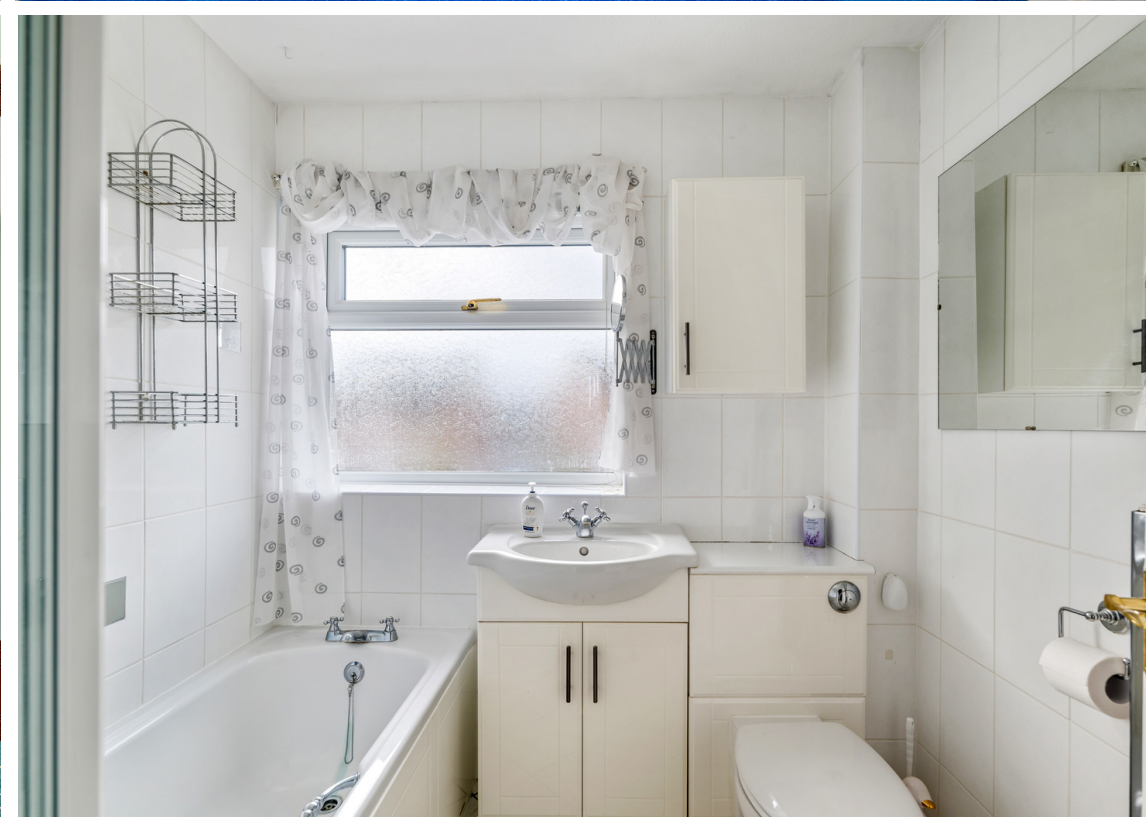
Band C

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, 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&coJHWalter 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
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

50 Ryehall Avenue,
Wetherill,
LINCOLN
LN2 3LH

Energy rating

D

Valid until:

24 September 2035

Certificate number:

5635-8021-8500-6065-8226

Property type

Detached house

Total floor area

88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

Energy rating and score

This property's energy rating is D. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

Score | Energy rating

82+
81-81
69-80
55-68
39-54
21-38
1-20

A
B
C
D
E
F
G

Current

Potential

64 D

73 C

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

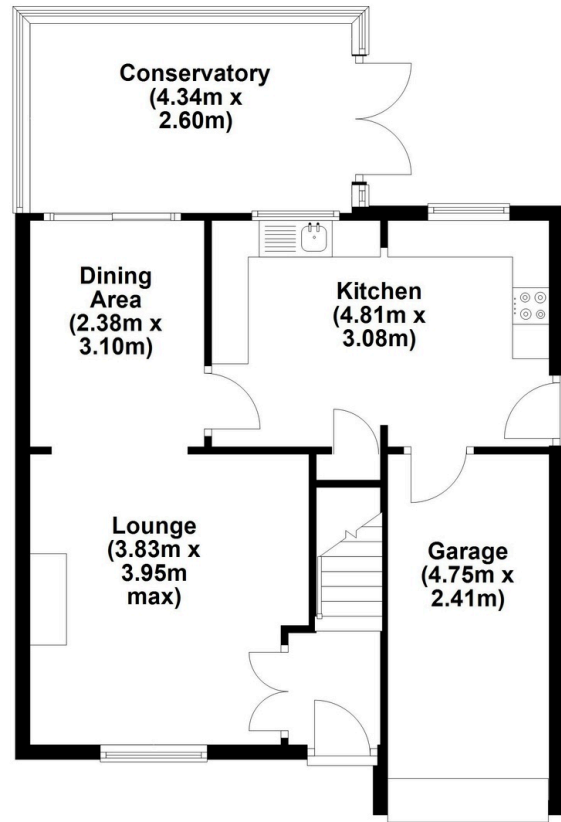
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

A wide-angle photograph of a rear garden. In the foreground, there is a green lawn. A paved patio area with a small table and four green chairs is in the middle ground. To the left, there is a wooden shed. The garden is bordered by a wooden fence and has various plants and trees, including a large tree on the right. The sky is blue with some clouds.

A photograph of a front garden. In the foreground, there is a green lawn. A paved patio area with a small table and four green chairs is in the middle ground. To the left, there is a wooden shed. The garden is bordered by a wooden fence and has various plants and trees, including a large tree on the right. The sky is blue with some clouds.

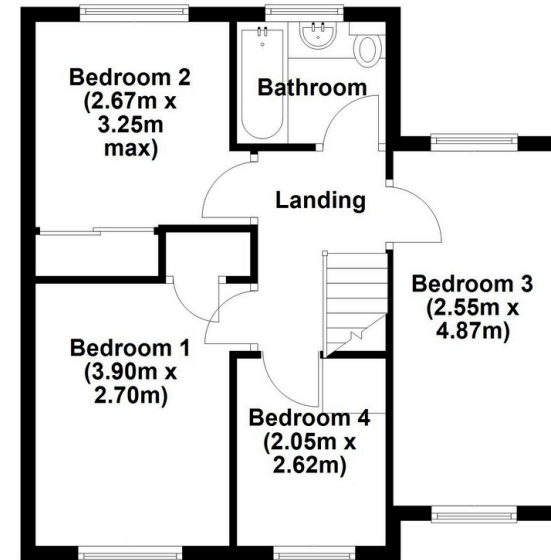
Ground Floor

Approx. 64.5 sq. metres (694.6 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



Total area: approx. 110.2 sq. metres (1185.7 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

IMPORTANT NOTICES

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Brown&Co

5 Oakwood Road | Lincoln | LN6 3LH

T 01522 504 304

E lincolncitycentre@brown-co.com

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Property and Business Consultants