

Dycote Lane, Welbourn, Lincoln LN5 0NL

william h brown

welcome to

Dycote Lane, Welbourn, Lincoln

Fixed Price of £165,000 - Great Value this mid-terraced family house which has been half modernised offers a good size lounge, newly fitted kitchen diner, two bedrooms and bathroom. In a sought after village location with off-road parking and open field views to the rear. Viewing is Essential.













Entrance Hall

Entering the property through a part glazed door into the entrance hall with an understairs cupboard for storage and doors leading through to the kitchen, lounge and staircase leading to the first floor landing.

Lounge

14' 1" max x 11' 6" (4.29m max x 3.51m)

With a window and double glazed sliding patio doors to the rear aspect, brick fireplace with electric fire, and slabbed hearth, and an electric heater.

Kitchen

8' x 11' 1" (2.44m x 3.38m)

With a double glazed window to the front, and having a range of grey gloss units to both the floor and eye level with wood worktops over, stainless steel sink with side drainer, mixer tap and tiled splashbacks. Freestanding cooker with extractor hood above, plumbing for a washing machine, wood effect laminate flooring, and an electric heater.

First Floor Landing

With doors leading to the bedrooms and family bathroom.

Bedroom One

10' x 13' (3.05m x 3.96m)

With a double glazed window to the rear aspect, fitted wardrobes, electric heater and carpet.

Bedroom Two

12' 9" x 8' 3" (3.89m x 2.51m)

With a double glazed window to the front aspect, electric heater, carpet and cupboard for storage housing the water tank.

Family Bathroom

9' 9" x 6' 2" (2.97m x 1.88m)

With a double glazed window to the front aspect, P-shaped bath with electric shower over, pedestal wash hand basin, low level WC. Heated towel rail and vinyl flooring.

General Description Outside

Approaching the property to the front there is a picket fence with gated access to a concrete frontage for off-road parking.

The rear garden is sectional featuring a semi brick built shed for storage, paved patio area perfect for outside dining. The garden is mainly laid to lawn with shrub borders, fencing and field views to the rear.





welcome to

Dycote Lane, Welbourn Lincoln

- Mid-Terraced House
- Modern Kitchen and Bathroom
- Two Bedrooms
- Open Field Views to the Rear
- Village Location

Tenure: Freehold EPC Rating: D

£165,000





First Floor







Dycote Ln

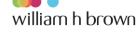
Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST112750



Property Ref: GST112750 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire, NG31 6NN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.