



- Individual Detached Bungalow
- Approx 0.3 Acres
- Non-Estate Position
- Popular Village Location
- 3/4 Bedrooms & 2 Bathrooms
- 18'0" Sitting Room
- Driveway & Garage
- Beautifully Established Gardens

Ryland Road, Welton, LN2 3LZ,
£374,000





No onward chain - Large bungalow on generous 1/3 acre plot, beautiful established gardens in non-estate position within the sought after village of Welton with solar thermal panels. Surprisingly spacious accommodation briefly comprises entrance hallway, 18'0" sitting room, kitchen with door leading to rear garden, 3 double bedrooms, additional bedroom/dining room, bathroom and separate shower room. Outside the property has a generous sized frontage with block paved driveway offering parking space for 4 vehicles, brick built single garage and large established gardens to the rear with a large lawn. The property is being offered for sale with no chain, call today to arrange a viewing. Council tax band: D. Freehold.



Entrance Hallway

Having uPVC front entrance door, large storage cupboard, access to loft with loft ladder, lighting, part boarding and central heating boiler (serviced annually).

Sitting Room

18' 0" x 11' 10" (5.48m x 3.60m)

Having double aspect windows, burner style electric fireplace with paved hearth and wooden surround, 2 radiators and coved ceiling.

Dining Room/Bedroom 4

8' 6" x 8' 0" (2.59m x 2.44m)

Being currently utilised as a dining room and having radiator.

Kitchen

11' 10" max x 9' 10" max (3.60m x 2.99m)

Having a range of handmade wall and base units with coordinating Welsh dresser, pelmet lighting, one and a half bowl single drainer ceramic sink unit with mixer taps over and tiled splash backs, gas cooker point, space for fridge freezer, ceramic tiled floor and uPVC door leading to rear garden.

Bedroom 1

11' 0" max x 11' 0" (3.35m x 3.35m)

Having radiator, coved ceiling, window overlooking the rear garden.

Bedroom 2

10' 8" x 10' 4" (3.25m x 3.15m)

Having radiator.

Bedroom 3

10' 6" min x 9' 9" (3.20m x 2.97m)

Being currently utilised as an office and having radiator.

Bathroom

Having 3 piece suite comprising 'P' shaped panelled bath with power shower and curved glass shower screen over, wash hand basin set in vanity unit, low level WC, tiled effect flooring, electric shaver point, heated towel rail, fully tiled walls and utility cupboard with plumbing for washing machine and shelving over.

Shower Room

Having 3 piece suite comprising tiled shower cubicle with shower and glass shower door, wash hand basin set in vanity unit, low level WC, tiled effect laminate flooring, heated towel rail and part tiled walls.

Outside Front

To the front of the property there is an established garden bordered by a wide variety of plants, shrubs and trees. Outside lighting, block paved driveway with space for 4 vehicles extending to side and garage. Secure gate at side leading to rear garden.

Garage

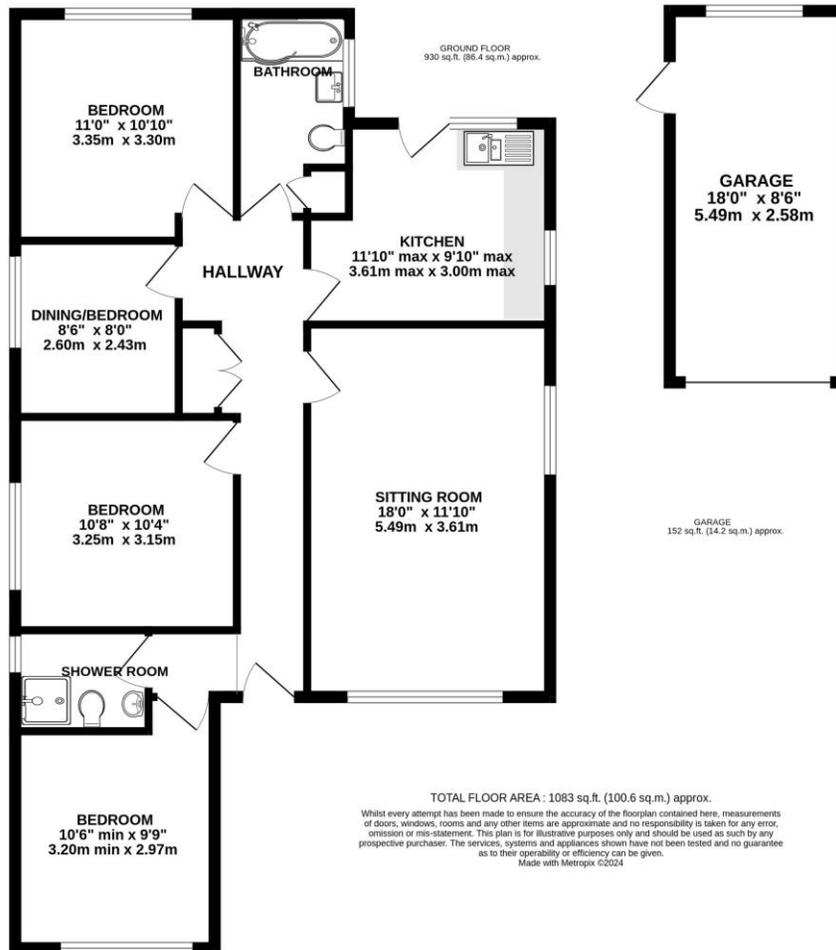
18' 0" x 8' 6" (5.48m x 2.59m)

Having up and over door, power and light. Door leading into garden.

Outside Rear

To the rear of the property there is an established south-facing garden which offers an excellent degree of privacy with a large lawn and bordered by a wide variety of flowers, plants, shrubs and trees, large paved patio area, 2 garden sheds, outside lighting and archway leading into further orchard garden area with a variety of fruit trees, summer house with adjacent paved patio area.





In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE