

- Detached Bungalow
- Popular Village Location
- 3 Bedrooms
- 15'10 Lounge
- Large Driveway & Garage
- Generous South-Facing Garden
- NO CHAIN!
- Call Today To View!

Rivehall Avenue, Welton, LN2 3LH,  
£210,000







Starkey&Brown are pleased to offer for sale this detached bungalow which is located in the ever popular village of Welton. Accommodation briefly comprises spacious entrance hallway, 15'10 lounge, 10'7 kitchen, 3 bedrooms and bathroom. Outside the property benefits from a generous sized driveway with space for several vehicles, garage and generous sized south-facing garden which is not directly overlooked to the rear. The property is being offered for sale NO CHAIN. Call today to arrange a viewing. Council tax band: D. Freehold.





### Entrance Hallway

Having uPVC side entrance door, wooden flooring, radiator, meter cupboard, storage cupboard and access to loft.

### Lounge

15' 10" x 13' 0" (4.82m x 3.96m)

Having radiator, coved ceiling and wall lights.

### Kitchen

10' 7" x 7' 5" max (3.22m x 2.26m)

Having a range of matching wall and base units, one a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in eye level oven, gas hob with cooker hood over, plumbing for washing machine, space for fridge and freezer, tiled flooring and extractor.

### Bedroom 1

11' 10" x 8' 7" min (3.60m x 2.61m)

Having radiator.

### Bedroom 2

8' 10" x 8' 1" (2.69m x 2.46m)

Having radiator.

### Bedroom 3

8' 10" x 6' 6" (2.69m x 1.98m)

Having radiator.

### Bathroom

Having 3 piece suite comprising panelled bath with mains fed shower and glass shower screen over, pedestal wash hand basin, low level WC, ceramic tiled floor, radiator, part tiled walls, coved ceiling and extractor.



### Outside Front

To the front of the property there is a garden area and concrete driveway with space for several vehicles extending to side and garage.

### Garage

17' 11" x 8' 8" (5.46m x 2.64m)

Being of concrete sectional construction with up and over door and door leading into garden.

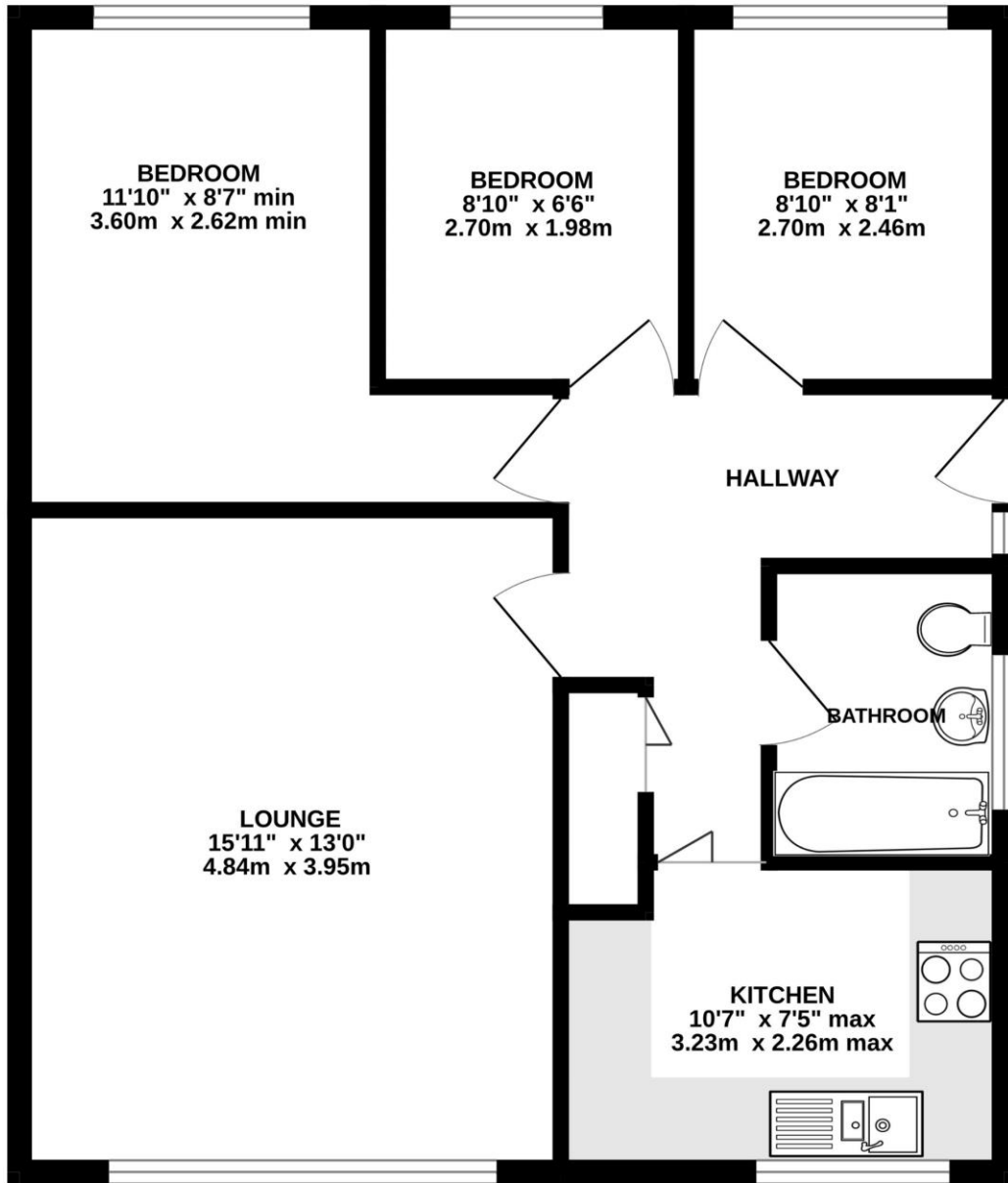
### Outside Rear

To the rear of the property there is a generous sized south-facing garden not being directly overlooked to the rear with garden shed and patio area.



### Agents Note

Please note external photos have been adjusted and may not reflect it accurately for illustration only.



**GROUND FLOOR**  
652 sq.ft. (60.6 sq.m.) approx.

TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Information:  
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.

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