



- Popular Village Location
- Semi Detached Bungalow
- Lounge Diner & Kitchen
- Utility Room
- Bathroom
- Enclosed Rear Garden
- Garage
- No Chain!

Phillips Court, Welton, LN2 3LB,
Fixed £160,000





Starkey&Brown are pleased to offer for sale this 2 bedroom semi-detached bungalow being offered for sale with no chain. This property is located in the sought after village of Welton. The village Welton is well regarded due to amenities such as schooling at primary and secondary levels, shops, takeaways, doctors surgery and a regular bus service to and from the Cathedral city of Lincoln. Accommodation briefly comprises of lounge diner, kitchen, bathroom, 2 double bedrooms and a utility room. To the front of the property there is a large lawned area. The rear garden is enclosed with concrete slabs and trees. Please contact Starkey&Brown to arrange a viewing. Council tax band: B. Freehold.



Lounge Diner

Having uPVC double glazed window to front aspect, a feature fireplace and a radiator.

Kitchen

11' 8" x 7' 5" (3.55m x 2.26m)

Having uPVC double glazed window to front aspect, vinyl flooring, eye and base level units, stainless steel sink and drainer unit, space for white goods and a freestanding oven (to remain).

Bedroom 1

12' 11" x 10' 11" (3.93m x 3.32m)

Having uPVC double glazed window to rear aspect, radiator and built-in storage.



Bedroom 2

11' 8" x 9' 9" (3.55m x 2.97m)

Having wood effect flooring, radiator and French doors leading to:

Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)

Having walk-in shower, low level WC, wash hand basin, vinyl flooring, half tiled surround, heated towel rail and a heated towel rail.

Utility Room

9' 7" x 5' 9" (2.92m x 1.75m)

Being of uPVC construction, tiled flooring and door leading to rear garden.

Outside Rear

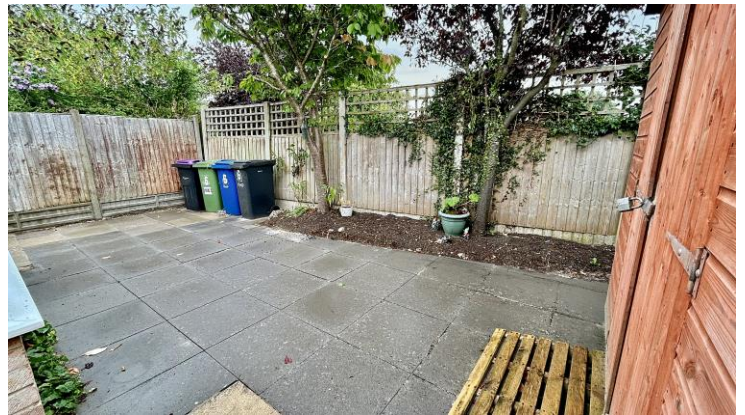
Being enclosed, mainly laid to concret and a large garden shed (to remain).

Outside Front

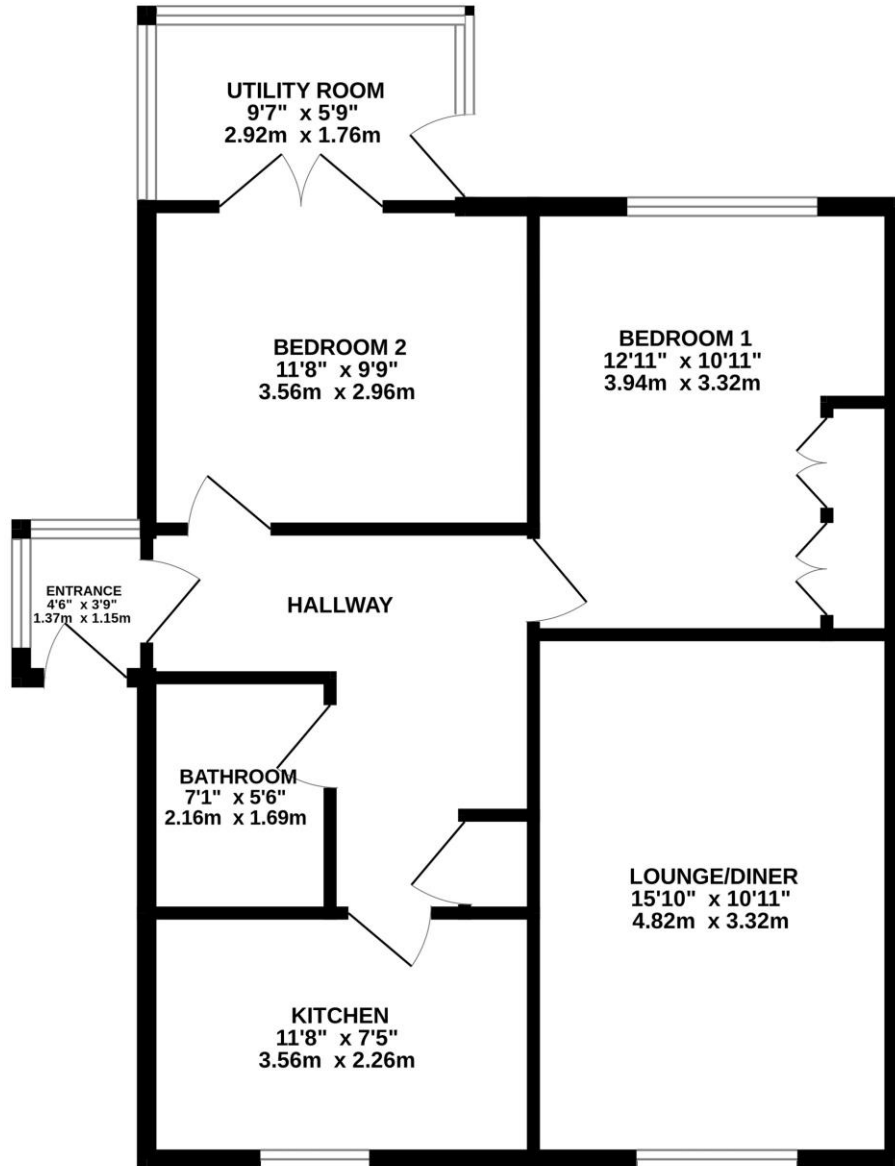
Having lawned front garden with shrubs and borders. Gated access leading to rear garden.

Garage

The garage is adjacent to the property on the other side of the road. Please contact Starkey&Brown for more information.



GROUND FLOOR
721 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (66.9 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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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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