



- 2 Bedroom Semi-Detached House
- Lounge & Kitchen Diner
- Conservatory
- Ideal First Time Buy/ Investment Opportunity

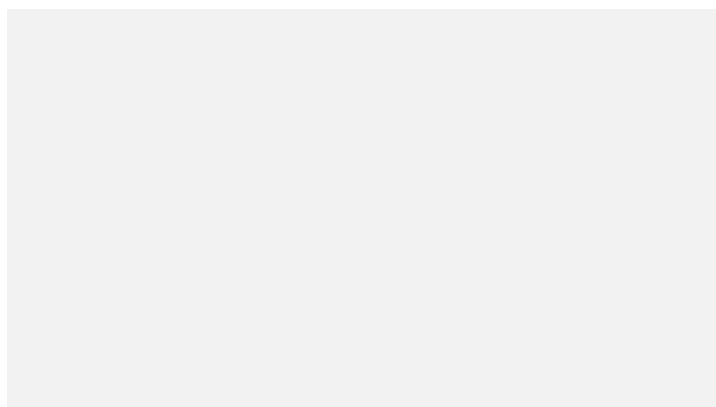
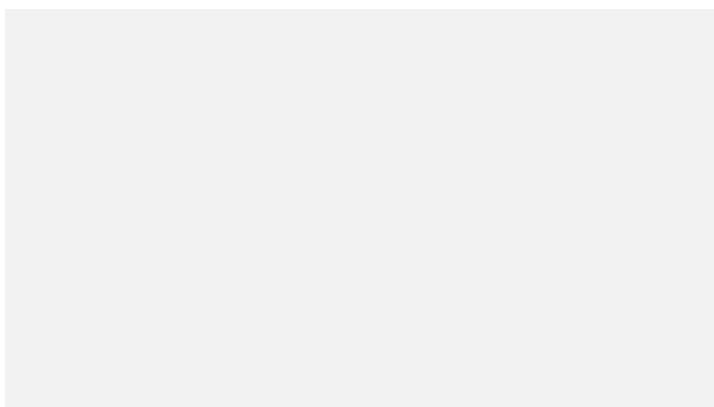
- Driveway Parking
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Popular Village Location

The Spinneys, Welton, LN2 3TU,
£170,000





Starkey&Brown are pleased to offer for sale this 2 bedroom semi-detached property located in a cul-de-sac position in the popular village of Welton. The accommodation briefly comprises entrance hallway, 15ft lounge, 14ft kitchen diner with sliding door leading into a conservatory. Rising to the first there are 2 double bedrooms and a family bathroom. Outside the property has 2 allocated parking spaces and a fully enclosed garden to the rear. Contact Starkey&Brown to arrange a viewing. Council tax band: A. Freehold.



Lounge

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

Kitchen Diner

14' 1" x 7' 11" (4.29m x 2.41m)

Having eye and base level units with counter worktops, 4 ring gas hob, integral oven, stainless steel sink and drainer unit, tiled walls, tiled flooring, radiator and window to rear aspect.

Conservatory

9' 3" x 7' 8" (2.82m x 2.34m)

Having uPVC windows, French doors enclosed rear garden and brick built surround.

First Floor Landing

Bathroom

7' 11" x 4' 10" (2.41m x 1.47m)

Having panelled bath with shower over and glass shower screen, low level WC, wash hand basin, obscured window to rear aspect, tiled walls and tiled flooring.

Bedroom 1

14' 1" x 10' 3" (4.29m x 3.12m)

Having window to front aspect and a radiator.

Bedroom 2

13' 1" x 9' 3" (3.98m x 2.82m)

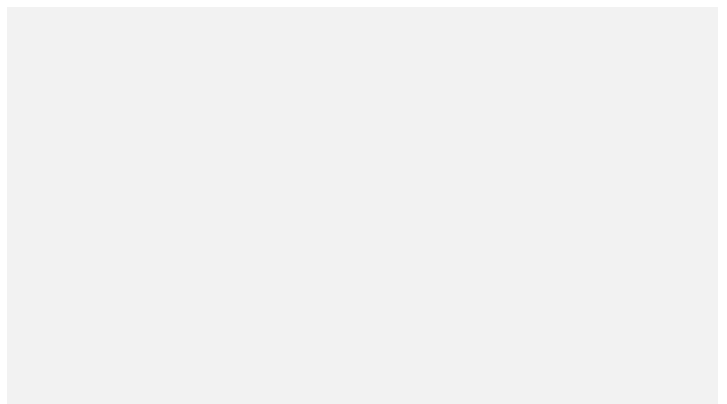
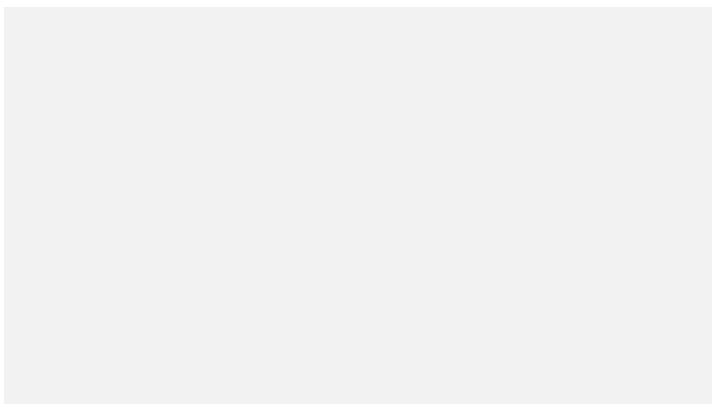
Having window to rear aspect and a radiator.

Outside Rear

Having an enclosed rear garden, mature shrubs and plants, shed and concrete slabs.

Outside Front

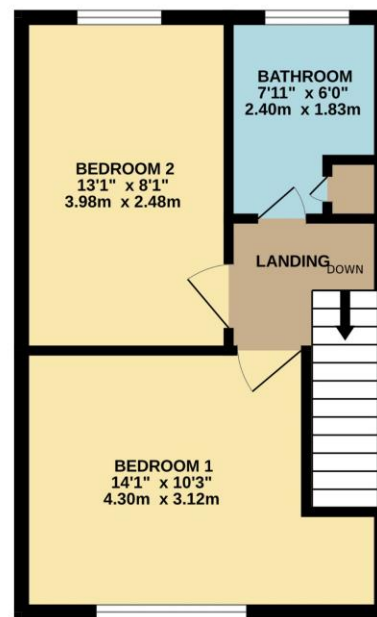
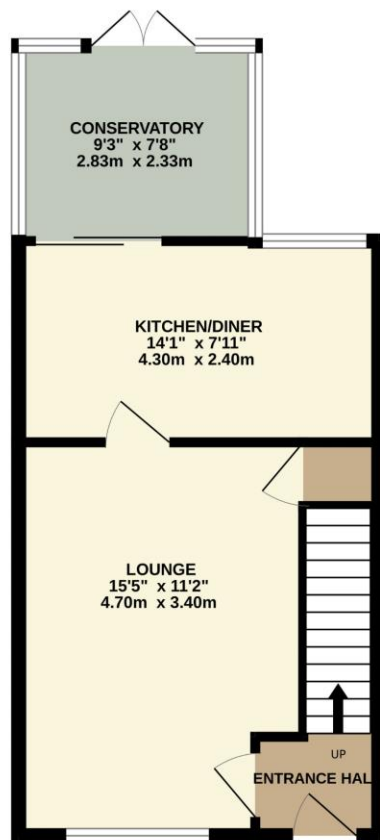
Having 2 allocated parking spaces and gravelled area.





GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 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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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.

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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