



- Two Bedrooms
- Detached Bungalow
- Garage
- Private Driveway
- Well Positioned
- Located Close to Amenities & Excellent Schooling
- No Chain!
- Call Today to View!

Beckhall, Welton, LN2 3LJ,
Offers In Region Of £260,000





Starkey&Brown are pleased to offer for sale this spacious 2 bedroom detached bungalow located in the ever popular village of Welton. The accommodation benefits from gas central heating and uPVC double glazing throughout and briefly comprises of a spacious entrance hallway, 16ft lounge, kitchen/diner, family bathroom and 2 good sized bedrooms. Outside the property benefits from an enclosed rear garden which isn't overlooked, to the front is a small gravelled area and driveway leading to a garage. The property is nicely positioned opposite a green area which also isn't overlooked. Please contact Starkey&Brown to arrange a viewing. Council tax band: B. Freehold.



Lounge

uPVC double glazed French doors leading to the rear garden, carpeted, neutrally presented, radiator and feature fireplace.

Kitchen/Diner

11' 0" x 13' 6" (3.35m x 4.11m)

uPVC double glazed sliding door to the rear aspect, range of high and low units with built in oven and hob, sink, wrapround units with breakfast bar, space for dining table, split flooring with lino in the kitchen, carpet in the dining area and radiator.

Family Bathroom

7' 4" x 5' 0" (2.23m x 1.52m)

uPVC double glazed window to the side aspect, carpet, radiator, toilet, sink and bath with shower over.

Bedroom 1

10' 7" x 8' 9" (3.22m x 2.66m)

uPVC double glazed window to the front aspect, radiator and large storage area with sliding doors.

Bedroom 2

11' 0" x 6' 3" (3.35m x 1.90m)

uPVC double glazed window to the front aspect and radiator.

Outside Rear

The rear garden is mostly laid with gravel and has various borders, decking area, side door into garage.

Detached Single Garage

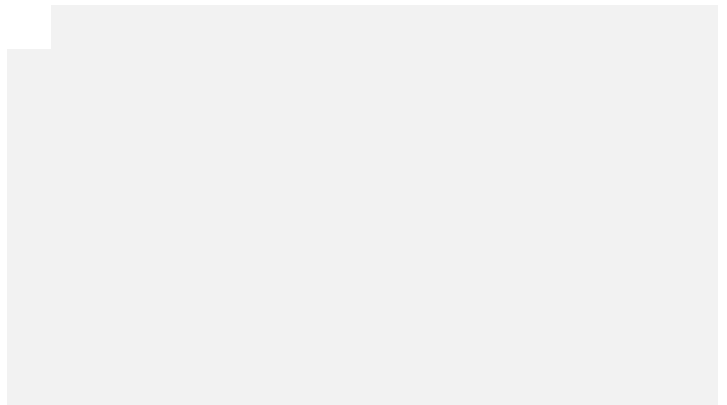
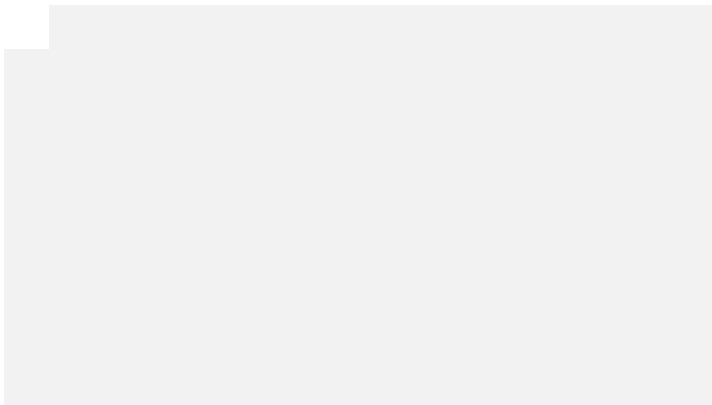
Pull up door and power.

Outside Front

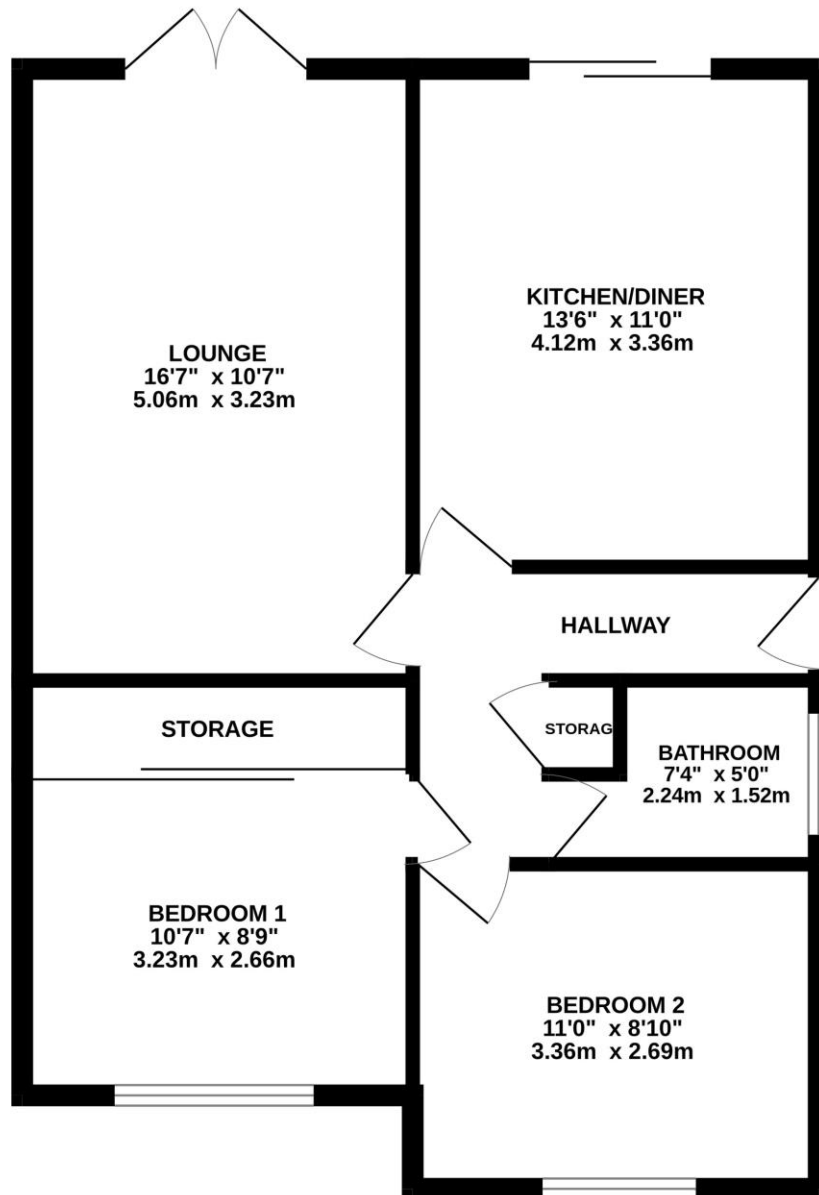
A long driveway hosts parking for multiple vehicles, there is a small gravelled area and views over the adjacent green.

Agents Note

We only have external photos at the moment as the property is being cleared, internal photos to follow.



GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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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.

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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