

**FOR SALE**



**Stewart Close, Welton, Lincoln**  
**Asking Price Of £55,000**

  
**MARTIN & CO**





## Stewart Close, Welton, Lincoln

2 Bedrooms, 1 Bathroom

Asking Price Of £55,000

- 25% Shared Ownership
- Two Double Bedrooms
- Family Bathroom & ground floor W/C
- Modern Kitchen Diner
- Fully Enclosed Rear Garden

**DESCRIPTION** **\*\*25% Shared Ownership\*\*** Modern two double bed end-terraced house situated in the ever popular Welton Village. Comprising of a Lounge, kitchen/diner, WC, Two double bedrooms and a family bathroom. Private enclosed rear garden and off-road parking for two vehicles.

The village of Welton sits northerly to the cathedral city of Lincoln offering local amenities to include the highly rated William Farr secondary school, shops, public houses, pharmacy, regular bus service and more!

**LIVING ROOM** 16' 9" x 15' 8" (5.13m x 4.78m) Pvc Entrance door and a pvc double glazed window to the front aspect, carpet flooring, a light fitting, fire alarm, two radiators and stairs to the first floor. Wall mounted consumer unit

**KITCHEN/DINER** 15' 8" x 10' 2" (4.78m x 3.12m) Base and eye units, with laminated worktops, a stainless steel sink drainer with mixer tap, five ring gas hob and electric oven with extractor overhead. Space and plumbing for a washing machine, space for a fridge freezer and one other under-counter appliance. Slimline dishwasher included in sale. Pvc double glazed window and back door to the rear





aspect, two light fittings, a radiator and a wall mounted Vaillant boiler. With further work top space suitable as a breakfast bar with undercounted seating space

WC 6' 7" x 3' 0" (2.03m x 0.93m) Low level WC, a wall mounted sink, vinyl flooring, a light fitting and extractor fan.

STAIRS/LANDING Carpet flooring, a light fitting, fire alarm and loft hatch access, part boarded with a pull down ladder.

MASTER BEDROOM 14' 1" x 12' 4" (4.31m x 3.76m) Pvc double glazed window to the front aspect, carpet flooring, a light fitting and a radiator.

BEDROOM 13' 1" x 8' 10" (4.01m x 2.71m) Pvc double glazed window to the rear aspect, carpet flooring, a light fitting and a radiator.

BATHROOM 7' 10" x 6' 3" (2.4m x 1.93m) Low level WC, a pedestal sink, and a standard bath with electric

shower over, and an extractor fan. A pvc double glazed window to the rear aspect, vinyl flooring, tiles to wet areas, a light fitting and a heated towel.

OUTSIDE SPACE The front has shared access to allocated parking, offering one space suitable for two vehicles. A paved pathway to the entrance door and a gravel area. The rear enclosed south west facing garden is mostly laid to artificial grass, accompanied by an Indian stone patio; with electric, light and water supply

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



SHARED OWNERSHIP Share amount owned: 25%  
 (At 100% ownership, the freehold will transfer to you)  
 Rent: £319.10

In addition to the rent above, the monthly payment to the

landlord includes:

Service charge £3.53

Estate charge £5.51

Buildings insurance £7.30

Management fee £0

Reserve fund payment £0

Total monthly payment excluding rent £16.34

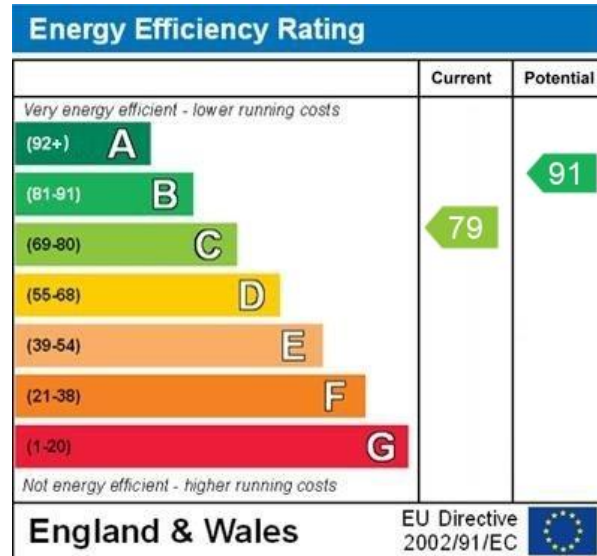
110 years lease remaining

To assess your eligibility, you'll need to register with a

Help to Buy agent. You can apply to buy the home if both of the following apply:

- your household income is £80,000 or less
  - you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs
  - you don't own a home that isn't currently for sale.
- if you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

Also, you MUST have a local connection to Welton, the neighbouring parishes or West Lindsey either through residency, work or family.



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## Martin & Co Lincoln

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.