



High Street, Welbourn



£185,000

- Semi-Detached Cottage
- Two Double Bedrooms
- Beautiful Features
- NO ONWARD CHAIN
- Popular Village Location
- Kitchen Diner
- Freehold
- EPC rating E



Delightful Semi-Detached Cottage, located in the sought after cliff village of Welbourn found to the South of Lincoln City. The cottage was built in the mid 1800's and was originally a tanners yard, then part of the village bake house. The yard was enclosed to form two workers cottages but converted to make this stunning, spacious cottage. The accommodation comprises Kitchen Diner, Stairway with exposed beams, Lounge with red brick open fireplace fitted with Multi-fuel Burning Stove and upstairs, TWO DOUBLE BEDROOMS and bathroom. Outside the property there is a low maintenance patio garden.

Welbourn is a tranquil, friendly and welcoming village only 20 minutes drive to Lincoln. Full of beautiful architecture, it even has its own castle ruins. The village pub The Joiners Arms is a cosy pub, serving lovely food and hosting village events. The village shop and post office is a well stocked and highly valued amenity.

The property also benefits from being sold with NO ONWARD CHAIN.



Kitchen Diner 2.74m x 5.49m (9'0" x 18'0")

External door and window to front aspect and fitted with a range of wall and base units with worktops over, sink with drainer, space and plumbing for washing machine and fridge freezer.

Lounge 3.67m x 5.49m (12'0" x 18'0")

Windows to front and rear aspect, multi-fuel burner, and radiator.

Landing

Access to roof space.

Bedroom One 3.65m x 3.35m (12'0" x 11'0")

Window to front aspect and radiator.

Bedroom Two 2.76m x 4.27m (9'1" x 14'0")

Window to front aspect and radiator.

Bathroom 2.47m x 2.14m (8'1" x 7'0")

Fitted with panel bath with shower over, low level WC, wash hand basin, radiator and extractor.

Outside

To the front of the property there is a landscaped, courtyard garden with shed.

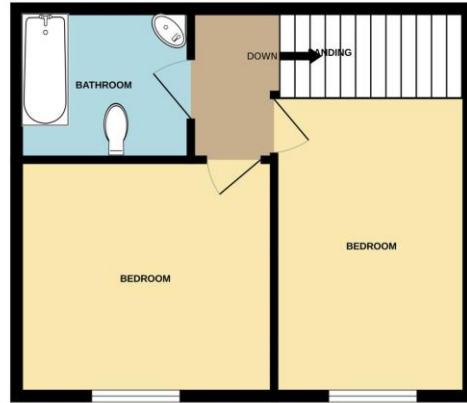
Agent Note

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GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



HIGH STREET, WELBOURN, LN5 0NH

TOTAL FLOOR AREA : 750 sq.ft. (69.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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