



Hazel Grove, Lincoln



**£210,000**

- Detached Bungalow
- Renovation Needed
- Three Bedrooms
- NO ONWARD CHAIN
- Garage
- 19ft Lounge
- Freehold
- EPC rating D





Three bedroom detached bungalow, located in the popular village of Welton. The property is in need of renovation.

Ideally positioned within walking distance of local schools, shops, doctors and other amenities. Internally the property offers spacious entrance porch, entrance hall, lounge diner, kitchen, bathroom and three bedrooms. Externally to the front there is a concrete drive for up to three cars, leading to integral single garage. To the rear of the property there is an enclosed lawned garden with patio area.

The property benefits from being sold with NO ONWARD CHAIN.

### Entrance Porch

External door and window to front aspect, and personal door to garage.

### Hall

Access to roof space.



### Lounge Diner 14'3" x 19'0" (4.3m x 5.8m)

Windows to front and side aspect, fireplace and radiator.

### Kitchen 2.48m x 2.93m (8'1" x 9'7")

Window to side aspect and fitted with a range of wall and base units with worktops over, electric single oven, four ring electric hob with extractor above, space and plumbing for both washing machine and fridge freezer.

### Bedroom One 3.51m x 3.32m (11'6" x 10'11")

Window to rear aspect, fitted wardrobes and radiator.

### Bedroom Two 3.51m x 3.28m (11'6" x 10'10")

Window to front aspect and radiator.

### Bedroom Three 2.29m x 2.45m (7'6" x 8'0")

Window to rear aspect and radiator.

### Bathroom 2.48m x 1.76m (8'1" x 5'10")

Window to rear aspect and fitted with corner shower, low level WC, wash hand basin, extractor and radiator.

### Outside Front

Concrete driveway with parking for up to three cars, leading to integral single garage.

### Outside Rear

Enclosed lawned garden with patio area and shed.

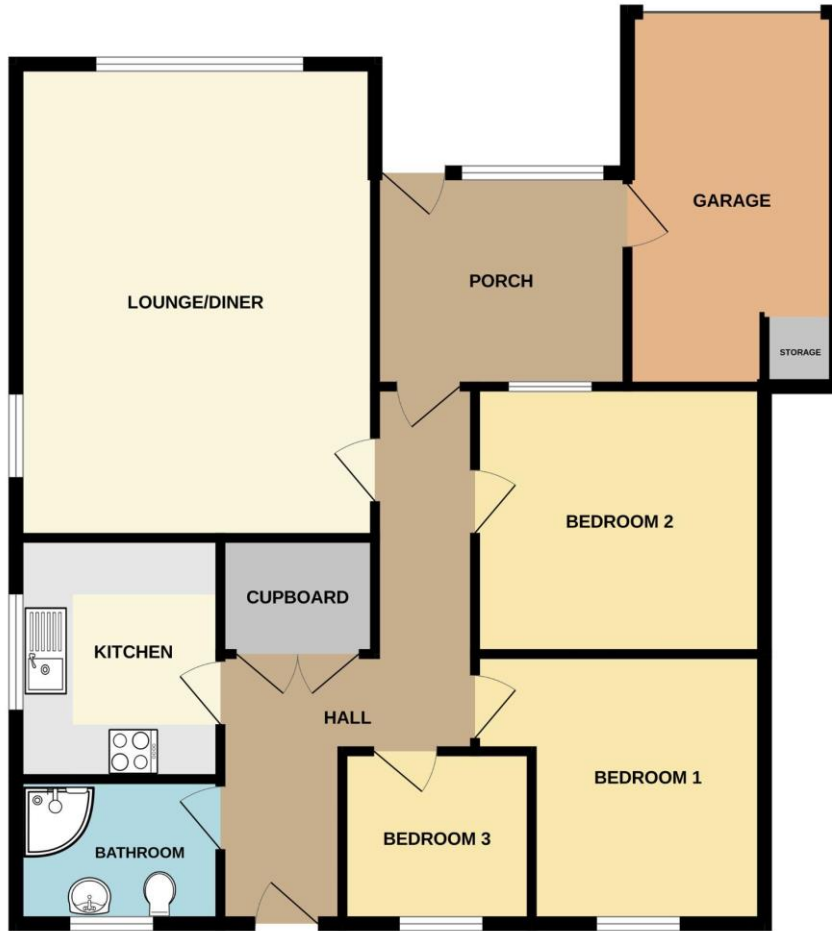
### Garage

Up and over door, power and lighting.

### Agent Note

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**GROUND FLOOR**  
1029 sq.ft. (95.6 sq.m.) approx.



15 HAZEL GROVE, WELTON

TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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