



Rivehall Avenue, Welton



3



1



2

**£250,000**

- Detached House
- Three Bedrooms
- Driveway & Garage
- NO ONWARD CHAIN
- Popular Village Location
- GCH and uPVC Double Glazing
- Freehold
- EPC rating C



**\*\* NO ONWARD CHAIN \*\*** Three bedroom Detached House located in the popular village of Welton. Perfectly positioned within walking distance of the local Primary and Secondary Schools, Doctors, Co-op, Public House and Takeaways. The property benefits from Gas Central Heating and uPVC Double Glazing.

The property comprises of Entrance Hall, Lounge, Dining Room and Kitchen to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Outside the property to the front there is a lawned garden and driveway leading to a single integral garage. To the rear of the property there is an enclosed lawned garden and decking area.

### Entrance Hall

External door to front aspect, access to stairs to the first floor and radiator.

### Living Room

13'1" x 9'7" (4m x 2.9m)

With a double glazed bay window to the front aspect, gas fireplace and radiator.

### Dining Room

12'6" x 9'8" (3.8m x 2.9m)

With a double glazed window and uPVC french doors opening into the rear garden, archway into the kitchen and radiator.





## Kitchen

10'0" x 7'9" (3m x 2.4m)

Window to rear aspect, external door to side aspect and fitted with a range of wall and base units with worktops over, cooker with four ring gas hob and extractor over, stainless steel sink with drainer, space and plumbing for washing machine and radiator.

## Landing

With access to the loft.

## Bedroom One

12'6" x 9'0" (3.8m x 2.7m)

Window to front aspect, fitted wardrobe, cupboard housing the hot water cylinder and radiator.

## Bedroom Two

10'3" x 8'10" (3.1m x 2.7m)

Window to rear aspect and radiator.

## Bedroom Three

8'7" x 6'11" (2.6m x 2.1m)

Window to rear aspect, fitted wardrobe and radiator.

## Bathroom

6'9" x 5'1" (2.1m x 1.5m)

Window to side aspect, panelled bath with shower over, low level WC, wash hand basin and radiator.

## Outside

To the front of the property off street parking is provided, garage and lawn. To the rear of the property is an enclosed garden with a lawn and decking area.

## Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

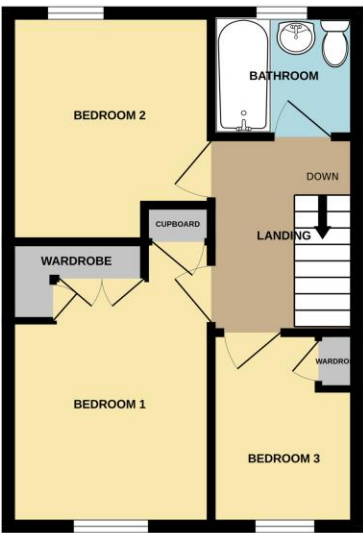


# Floorplan

GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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