



Rivehall Avenue, Welton



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Offers over £220,000



Key Features

- Extended Semi-Detached House
- Open Plan Lounge & Dining
- Downstairs W/C
- Conservatory
- Three Good Size Bedrooms
- Enclosed Split Level Gardens
- Freehold
- EPC Rating D





Extended Semi-Detached House boasting open plan Lounge Diner, Conservatory and three good sized Bedrooms with storage. The property benefits from off-road parking & Garage, mature enclosed split level gardens and lawn to the front. The property is perfectly situated in the highly sought after village of Welton.

Property comprises, Entrance Hall, W/C, Lounge, Dining, Kitchen, Conservatory. To the first floor there are three good sized Bedrooms all boasting storage and a family bathroom.

Externally, the property benefits from laid to lawn and paved drive to the front and side allowing access to the garage and rear. To the rear of the property there is a raised patio, steps down to lawn and a path to rear courtyard.



Entrance Hall

Window to side aspect, laminate flooring, access to lounge, w/c and stairs to first floor.

W/C 6'9" x 2'2" (2.1m x 0.7m)

Window to side aspect, vinyl flooring, basin, w/c.

Lounge 12'10" x 11'10" (3.9m x 3.6m)

Window to front aspect, carpet flooring, fireplace, coving and arch into dining.

Dining 10'2" x 7'5" (3.1m x 2.3m)

Folding door to Kitchen, sliding door to Conservatory, carpet, coving.

Kitchen 10'2" x 7'11" (3.1m x 2.4m)

Window to rear aspect and access to side. Integrated fan oven, gas hob and extractor. Wall and base level units, basin and drainer, storage room, tiled flooring, coving, partially tiled walls.



Conservatory 12'7" x 9'2" (3.8m x 2.8m)

Windows surrounding, French doors to the patio and rear, laminate flooring, electrical outputs.

Bedroom 1 12'7" x 9'4" (3.8m x 2.8m)

Picture window to front aspect, carpet, storage room and fitted wardrobes.

Bedroom 2 9'4" x 8'9" (2.8m x 2.7m)

Window to rear aspect, carpet, built-in wardrobes.

Bedroom 3 16'3" x 6'3" (5m x 1.9m)

Window to front aspect, storage, carpet.

Bathroom 6'5" x 5'7" (2m x 1.7m)

Privacy window to rear, vinyl flooring, panelled walls, double shower, basin, w/c, chrome heated towel radiator.

Garage 16'7" x 8'5" (5.1m x 2.6m)

Up and over door, access to garden, electrical outputs and overhead storage.

Externally

To the front of the property there is a brick wall boarder, paved driveway leading to side and garage and a laid to lawn area.

To the rear of the property there is a patio, steps down to lawn area and a pathway leading to a courtyard.

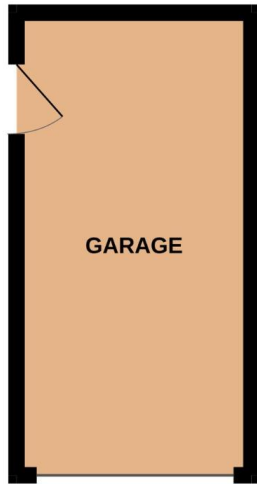
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GARAGE
140 sq.ft. (13.0 sq.m.) approx.



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

