



23 Kings Way, Welton
Lincoln, LN2 3FQ



Book a Viewing!

£370,000

An excellent detached bungalow situated in a pleasant private position within the ever popular village of Welton, which is located to the North of the Cathedral City of Lincoln. The internal accommodation briefly comprises of Main Reception Hall, Cloakroom/Storage Room, Sitting Room, fitted Kitchen and Dining Area, Utility Room, three Bedrooms, En-suite to the Master Bedroom, Study/further Bedroom and a Family Bathroom. The property is situated in an excellent private position with gardens to the front and rear, driveway/hardstanding and attached single garage. The property further benefits from pleasant open views to the rear and is being sold with No Onward Chain. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Welton is a popular village which lies to the north of the historic Cathedral and University City of Lincoln. The village has a wide range of local amenities including schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.





ACCOMMODATION

ENTRANCE HALL

With double glazed main entrance door and side window, solid oak flooring, double radiator, coving to ceiling, access to the roof void and an airing cupboard housing the hot water cylinder.

CLOAKROOM/STORAGE ROOM

With UPVC window to the front elevation.

SITTING ROOM

13' 10" x 13' 2" (4.22m x 4.01m) With double glazed sliding patio doors to the rear garden, UPVC window, coving to ceiling and a range of fitted units in a TV surround, shelving and inset feature electric fire.

KITCHEN

11' 1" x 10' 7" (3.38m x 3.23m) Fitted with a range of wall and base cupboards with drawers and work surfaces over, fitted double oven, hob, extractor hood, two UPVC windows to the side elevation, plumbing for dishwasher, double radiator, sink unit and drainer.

DINING AREA

8' 11" x 7' 11" (2.72m x 2.41m) With UPVC window to the side elevation, double radiator, coving to ceiling and courtesy door to the garage.

UTILITY ROOM

7' 4" x 5' 8" (2.24m x 1.73m) Fitted with wall and base units, sink unit and drainer, single radiator, plumbing for washing machine, part tiled surround, extractor fan and double glazed rear entrance door.

BEDROOM

13' 1" into bay x 8' 10" (3.99m x 2.69m) With double glazed sliding patio doors to the rear garden, two UPVC windows, coving to ceiling, feature wall radiator, a range of fitted wardrobes with shelving and hanging rails, fitted bedside drawers and lamps and further built-in storage cupboard.

EN-SUITE WET ROOM

With walk-in shower area, tiled flooring, tiled walls, WC, wash hand basin and integral vanity unit, towel radiator, extractor fan, inset spotlights and UPVC window to the rear elevation.

BEDROOM

12' 10" x 8' 7" (3.91m x 2.62m) With UPVC box bay window to the front elevation, double radiator and coving to ceiling.

BEDROOM

8' 11" x 8' 3" (2.72m x 2.51m) With UPVC window to the front elevation, radiator and coving to ceiling.





STUDY/BEDROOM

9' 3" x 8' 6" (2.82m x 2.59m) With UPVC window to the side elevation, a range of fitted units incorporating desk shelving, storage cupboards and TV area.



FAMILY BATHROOM

8' 8" x 6' 11" (2.64m x 2.11m) With suite to comprise of feature bath, fitted shower cubicle with rainfall shower head, WC and wash hand basin with inset vanity units, towel radiator, tiled flooring, tiled walls, coving to ceiling, inset spotlights and UPVC window to the rear elevation.

GARAGE

With up and over door, lighting, power and Worcester gas central heating boiler.



OUTSIDE

There is a shared private access leading to the driveway providing off road parking/hardstanding for vehicles and access to the single garage. There is side access leading to the rear garden. To the rear of the property there is a lawned area, patio and decked seating area, a wide variety of flowerbeds and shrubs and trees. There is the added benefits of pleasant open views.



WEBSITE

Our detailed web site shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our **QUALIFIED/SPECIALIST VALUERS**. Ring or call into one of our offices or visit our website for more details.

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them then we will receive a referral fee of up to £125.

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BUYING YOUR HOME

An Independent Surveyor gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.

2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

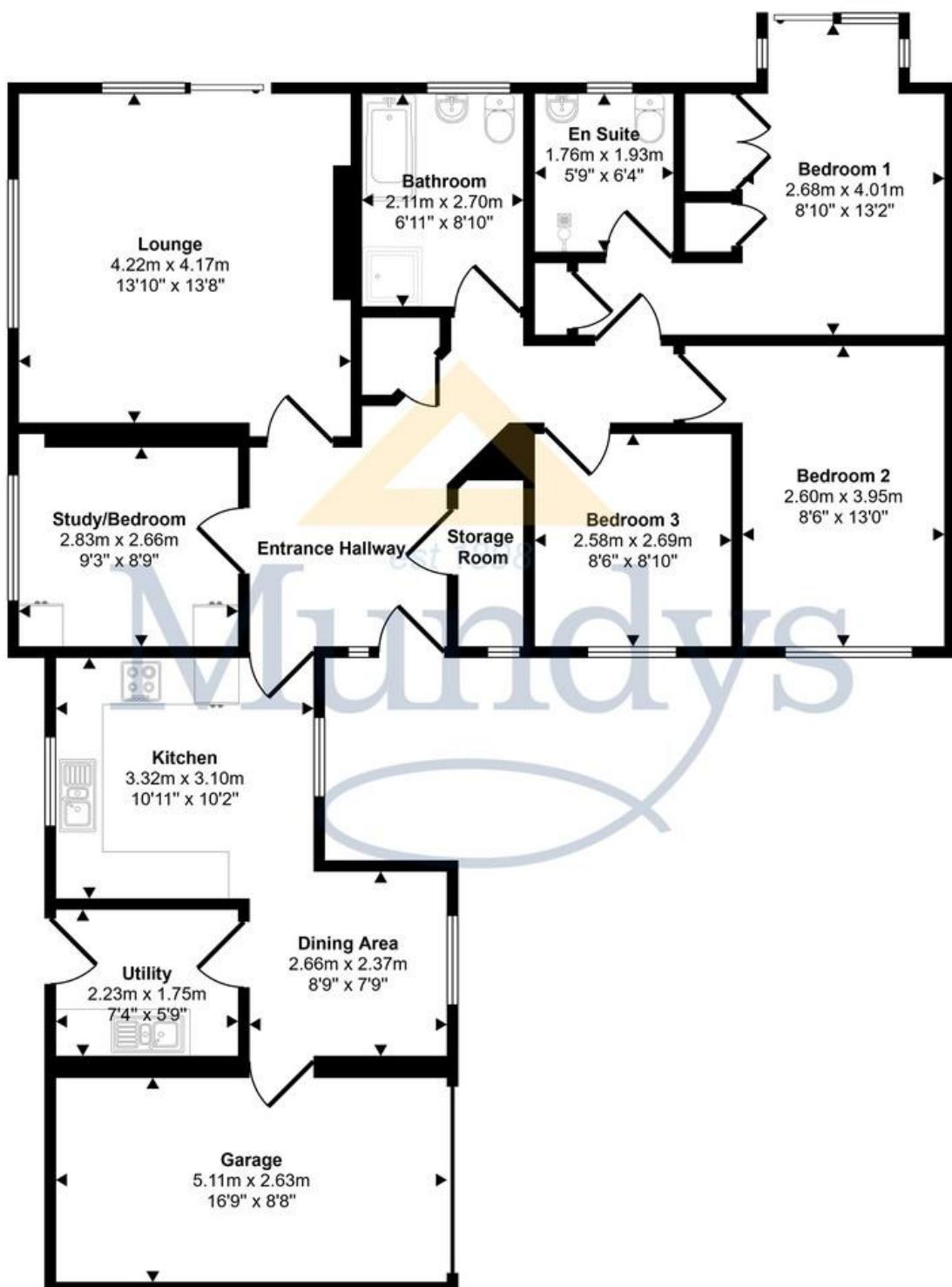
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Approx Gross Internal Area
124 sq m / 1329 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

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