



## 33 Northfield Road

Welton, Lincoln, LN2 3FF



Book a Viewing!

**£157,500**

A modern Two Bedroom Town House situated in this popular village location overlooking a green area to the front of the property. Internally the property has living accommodation briefly comprising of modern fitted Kitchen, Lounge/Diner, Conservatory and a First Floor Landing leading to Two Bedrooms and Bathroom. Outside there is a garden to the rear with a gate leading onto a rear car park with an allocated parking space. The property is being sold on an affordability home basis and the price represents 85% of market value.



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – A.

**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

### KITCHEN

11' 8" x 8' 2" (3.56m x 2.51m) With UPVC double glazed window to the front elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, 1½ bowl stainless steel sink unit and drainer, integral oven, four ring gas hob with extractor fan over, plumbing and space for washing machine, gas fired central heating boiler and spotlighting.

### LOUNGE/DINER

16' 2" x 11' 8" (4.93m x 3.56m) With stairs to the first floor, double glazed French doors to the conservatory and radiator.

### CONSERVATORY

9' 8" x 9' 3" (2.95m x 2.84m) With UPVC double glazed windows and French doors to the rear garden, tiled flooring and ceiling fan.

### FIRST FLOOR LANDING

With airing cupboard.

### BEDROOM 1

10' 9" x 9' 8" (3.3m x 2.95m) With UPVC double glazed window to the rear elevation, over stairs storage area, built-in wardrobe and radiator.

### BEDROOM 2

11' 3" x 6' 7" (3.43m x 2.03m) With UPVC double glazed window to the front elevation, built-in wardrobe and radiator.

### BATHROOM

With UPVC double glazed window to the front elevation, vinyl flooring and suite to comprise of low level WC, wash hand basin and bath with mains shower over, partly tiled walls, radiator and extractor fan.

### OUTSIDE

To the front of the property there is a low maintenance slated garden overlooking a green area. To the rear of the property there is a low maintenance enclosed garden with patio seating area, and a rear gate leading to the car park. There is an allocated parking space in the car park.

#### WEBSITE

Our detailed website 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](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey 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

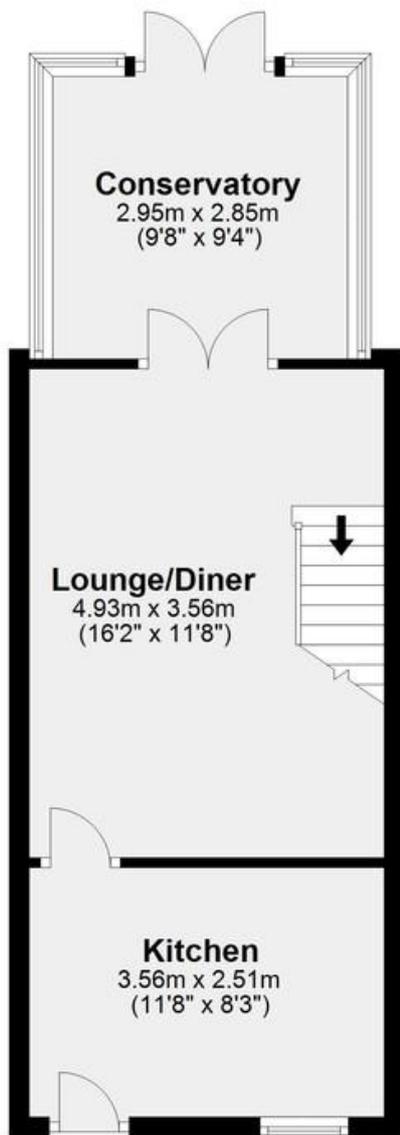
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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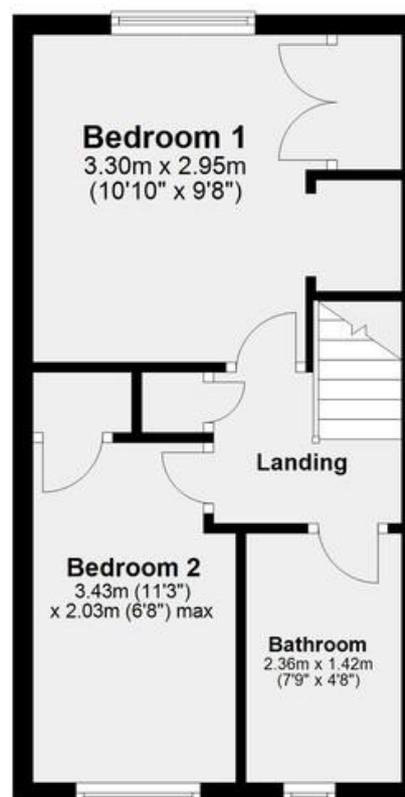
## Ground Floor

Approx. 35.5 sq. metres (382.4 sq. feet)



## First Floor

Approx. 27.3 sq. metres (293.8 sq. feet)



Total area: approx. 62.8 sq. metres (676.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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