



**The Chase, Pottergate Road, Wellingore,
Lincoln, LN5 0BN**



Book a Viewing!

£445,000

A fantastic opportunity to acquire an executive detached family home on a generous plot of approximately 0.54 acres (STS) on the outskirts of the cliff village of Wellingore. In the agents opinion there are a number of possible development options, which must be viewed to appreciate the potential on offer. The internal accommodation of the property comprises of entrance hall, doakroom/WC, lounge, dining room, study, kitchen, pantry, utility room, first floor landing, three bedrooms and a shower room. Outside is a gated "in and out" driveway with single garage, large formal gardens, courtyard garden, three large stables and a store room. Early viewing of this property is highly recommended. No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY – North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The popular Cliff village of Wellingore is located approximately 12 miles South of the historic Cathedral and University City of Lincoln and benefits from two public houses and a Post Office. Nearby Navenby has a full range of village shops including a Co-op, pharmacy, Doctor's surgery, hairdressers, tearoom, bakers and a village primary school. There are also good road links to Newark, Grantham and the A1 and a regular bus service into the City of Lincoln and Grantham.



ACCOMMODATION

ENTRANCE HALL

With parquet flooring and double glazed window to the front aspect.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, part tiled walls, radiator and double glazed window to the side aspect.

LOUNGE

18' 1" x 13' 10" (5.53m x 4.24m) With double glazed bow window to the front aspect, door to the garden, open fire set within a feature fireplace, parquet flooring and two radiators.

DINING ROOM

13' 10" x 13' 10" (4.24m x 4.23m) With double glazed window to the rear aspect, staircase to the first floor, parquet flooring and radiator.

STUDY

9' 10" x 9' 10" (3.00m x 3.00m) With double glazed windows to the side and rear aspects and radiator.



KITCHEN

12' 10" x 8' 3" (3.92m x 2.53m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan over, integrated fridge, spotlights, tiled splashbacks, laminate flooring, radiator and double glazed window to the front aspect.



PANTRY

With storage cupboard with work surface over, tiled splashbacks, laminate flooring and double glazed window to the rear aspect.



UTILITY ROOM

Fitted with wall and base units with work surfaces over, stainless steel sink with mixer tap over and double glazed window to the side aspect.

FIRST FLOOR LANDING

With double glazed window to the front aspect.



BEDROOM 1

13' 11" x 12' 9" (4.26m x 3.91m) With double glazed window to the front aspect, fitted wardrobes and radiator.

BEDROOM 2

11' 2" x 10' 8" (3.42m x 3.26m) With double glazed window to the rear aspect, access to loft space and radiator.

BEDROOM 3

7' 8" x 8' 0" (2.34m x 2.44m) With double glazed window to the rear aspect, fitted wardrobe and dressing table and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls and flooring, radiator and double glazed windows to the front and side aspects.

OUTSIDE

The property sits on a generous plot of approximately 0.54 acres (STS). There is a gated "in and out" driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front, side personnel door, light and power. The property has generous formal lawned gardens with mature shrubs and trees to all aspects, a large sunken courtyard with three large stables which gives secondary vehicular access to Pingle Lane and a store room. In the agents opinion these could be developed to provide further living accommodation (subject to the necessary planning permission).





WEB SITE

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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 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 them 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

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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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