



**21 Musgraves Orchard, Welton,
Lincoln, LN2 3NP**



Book a Viewing!

£395,000

A substantially extended three bedroom detached family home situated in the popular location of Musgraves Orchard, just off Eastfield Lane within the highly regarded village of Welton. The property occupies a generous plot and enjoys open views to the rear whilst being well-maintained and presented throughout. Internally the property offers spacious accommodation particularly to the ground floor including an entrance hall, large lounge diner with feature bay window and doors opening to the rear garden, kitchen leading to a dining area with sky lantern, family room and conservatory. There is also a downstairs WC and internal access to the double garage. To the first floor there are three bedrooms and a shower room. Externally, the property benefits from a large driveway providing off road parking together with a lawned garden to the front and south facing well-established gardens to the rear enjoying open views beyond. The property is being sold with the added benefit of no onward chain.





SERVICES

All mains services available. Gas fired warm air central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Welton is a popular village located to the north of the historic Cathedral and University City of Lincoln. The village is particularly well-regarded for its highly rated local schools, making it an especially attractive location for families, including the sought-after secondary school William Farr Church of England Comprehensive School. In addition to its strong educational provision, Welton also offers a wide range of amenities including shops and public houses, along with a regular bus service providing convenient access into Lincoln City Centre.



ACCOMMODATION

ENTRANCE HALL

With UPVC double glazed window and external door, wall lighting, warm air vents and stairs rising to the first floor.

LOUNGE

25' 1" x 15' 0" (7.65m x 4.57m) With UPVC double glazed bay window, additional window and double doors to the rear garden and warm air vents.



KITCHEN

11' 5" x 10' 6" (3.48m x 3.2m) With UPVC double glazed window, vinyl flooring, fitted wall and base units with work surfaces over, composite sink and drainer, integrated double oven, space for gas hob with extractor fan, integrated dishwasher, space for fridge freezer and under stairs storage cupboard.

DINING AREA

10' 0" x 7' 9" (3.05m x 2.36m) With sky lantern, wall lighting and opening into the family room.



WC

With UPVC double glazed window, low level WC, wash hand basin with cupboard below and partly tiled walls.

FAMILY ROOM

12' 8" x 11' 1" (3.86m x 3.38m) With UPVC double glazed window, sliding doors and external door, wall lighting and gas fire.

CONSERVATORY

12' 8" x 9' 5" (3.86m x 2.87m) With UPVC double glazed windows and double doors and power points.



FIRST FLOOR LANDING

With UPVC double glazed window and access to roof void.

BEDROOM 1

10' 10" x 13' 4" (3.3m x 4.06m) With UPVC double glazed window, fitted wardrobes, warm air vent and cupboard housing the hot water cylinder.

BEDROOM 2

11' 8" x 11' 5" (3.56m x 3.48m) With UPVC double glazed window and warm air vent.



BEDROOM 3

9' 11" x 8' 4" (3.02m x 2.54m) With UPVC double glazed window, over stairs storage cupboard and warm air vent.

SHOWER ROOM

8' 2" x 5' 6" (2.49m x 1.68m) With double glazed window, low level WC, wash hand basin, walk-in shower and partly tiled walls.

OUTSIDE

To the front of the property there is a lawned garden which has a driveway to the side providing off street parking and access to the attached double garage. There is side access to the rear of the property. There is a generous sized lawned garden with a patio seating area, a second paved seating area, flowerbeds with a range of mature plants and shrubs and trees and a garden shed.

DOUBLE GARAGE

With up and over door, power and lighting with cupboard housing the warm air central heating boiler.



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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gibson 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 then we will receive a referral fee of up to £125.

Coverings 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.

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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 roughly 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:

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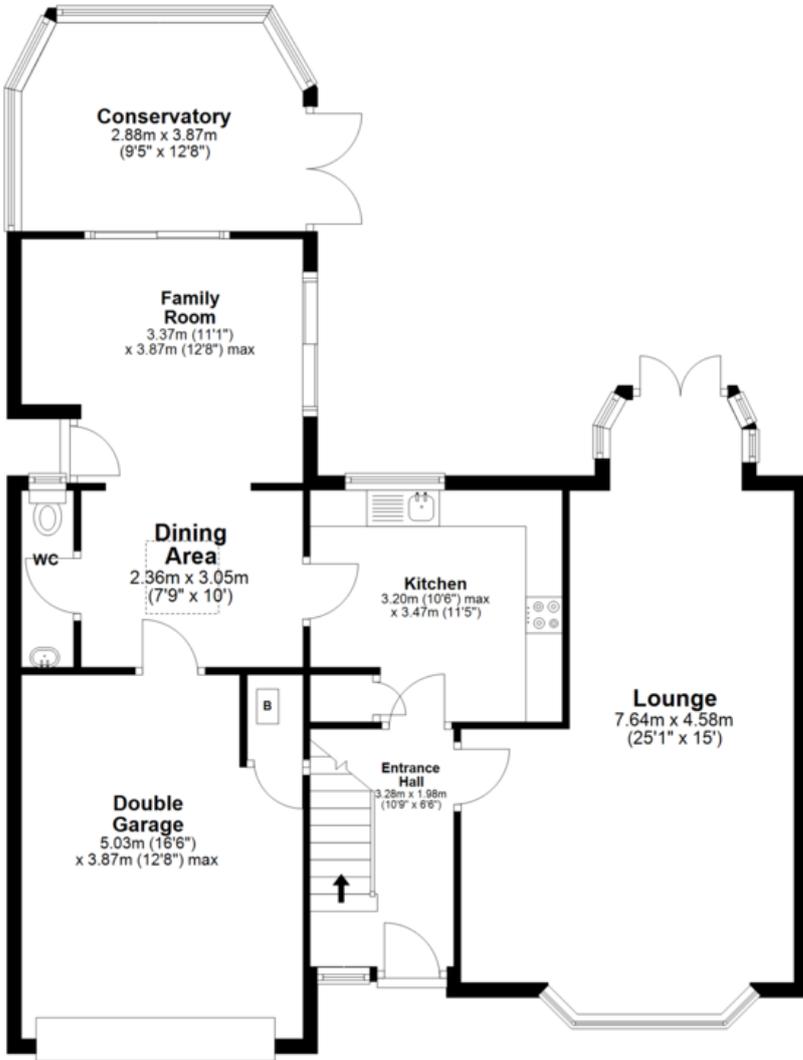
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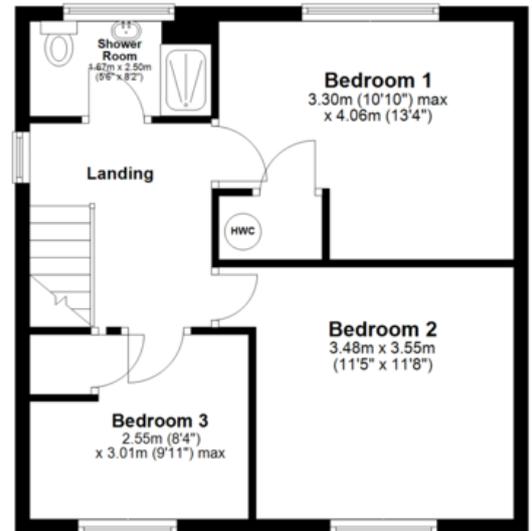
Ground Floor

Approx. 101.7 sq. metres (1094.6 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Total area: approx. 148.4 sq. metres (1597.4 sq. feet)

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

Mundys Estate Agents
Plan produced using PlanUp.

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Lincoln
LN2 1AS
01522 510044

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46 Middle Gate
Newark
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