



## 4 Hall Orchard Lane

Welbourn, Lincoln, LN5 0NG

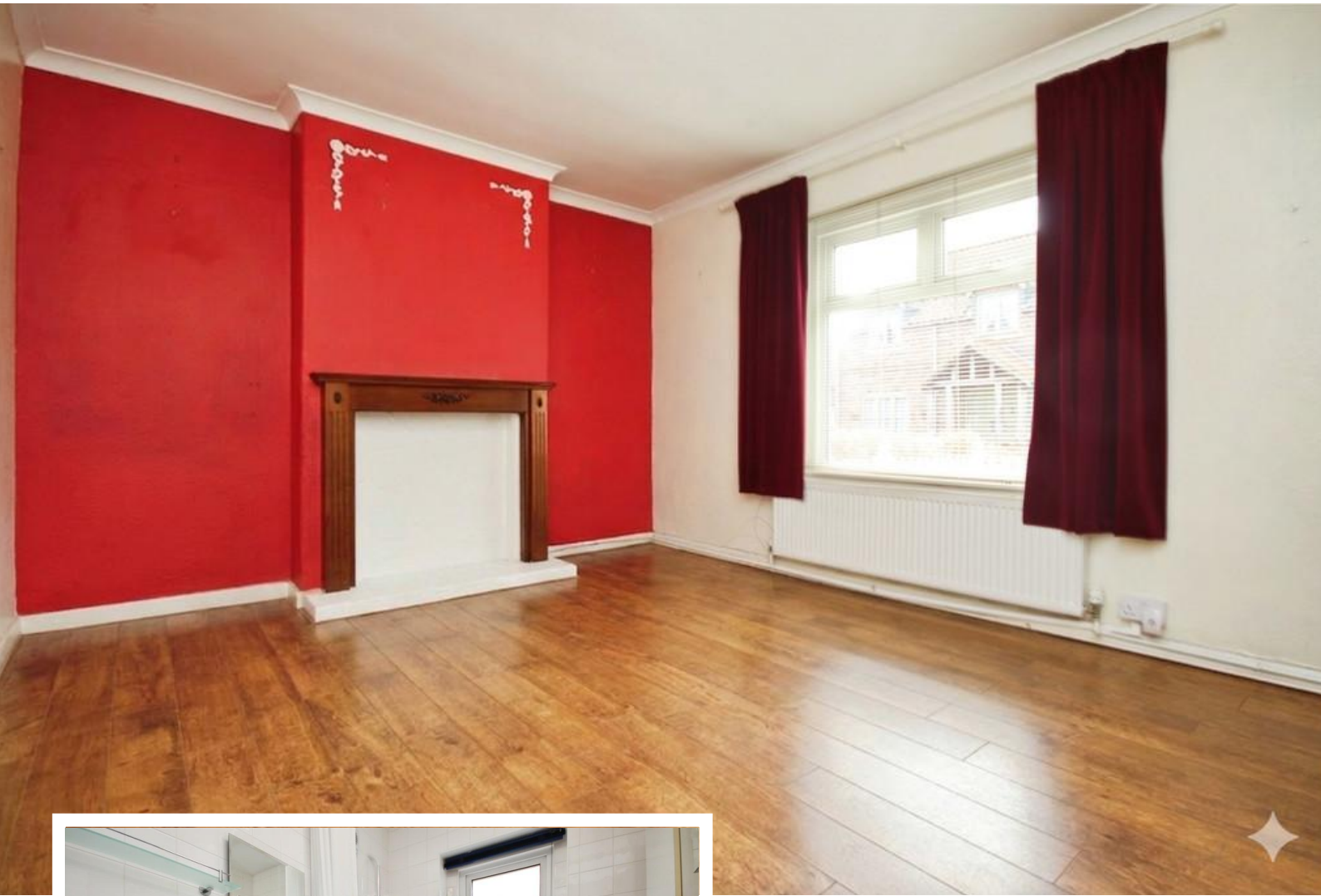


Book a Viewing!

**£200,000**

A spacious Three Bedroom Semi Detached Home, set on a generous plot within the ever popular Cliff Village of Welbourn. Offered for sale with no onward chain, the property presents an excellent opportunity for buyers looking to modernise and create a home to their own taste, with plenty of potential both internally and externally. The property offers well proportioned accommodation throughout, with Two Reception Rooms and Three Double Bedrooms, alongside a large rear garden and attached garage. With scope for improvement and enhancement, this is an ideal purchase for those seeking a refurbishment project in a highly desirable village location. The accommodation comprises of an Entrance Hall, Inner Hallway, Lounge, Dining Room, Kitchen and Wet Room. To the First Floor there are Three Double Bedrooms. Externally, the property benefits from a large rear garden, driveway parking and an attached garage.





**SERVICES**

Mains water and drainage services available. Oil central heating.

**EPC RATING – E.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY -** North Kesteven District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**LOCATION**

Welbourn is an attractive village and civil parish in the North Kesteven district of Lincolnshire, situated between Lincoln and Grantham, with easy access to the A607. The village offers a range of local amenities including a primary school, village hall, community shop, and a traditional pub. Steeped in history and surrounded by picturesque countryside, Welbourn provides a peaceful rural setting with a welcoming community atmosphere.



## ACCOMMODATION

### ENTRANCE HALL

Accessed via a UPVC frosted glass door to the front aspect, with tiled flooring, internal access to the garage and doors leading through to the inner hallway and rear garden.

### INNER HALLWAY

With laminate flooring, access to the dining room, wet room and under stairs storage cupboard.

### LOUNGE

13' 10" x 11' 0" (4.22m x 3.35m) A front facing reception room with UPVC double glazed window, feature fireplace with mantel, laminate flooring, radiator and stairs rising to the first floor.



### DINING ROOM

11' 4" x 11' 0" (3.45m x 3.35m) A second spacious reception room with laminate flooring, feature fireplace with electric fire, built-in storage cupboard and UPVC double glazed window to the rear aspect, flowing directly through to the kitchen.

### KITCHEN

Fitted with a range of wall and base units with tiled splashbacks, incorporating an electric hob with extractor over, eye level double oven and integrated microwave, spaces for a fridge freezer and washing machine, 1½ bowl stainless steel sink with mixer tap. Dual aspect UPVC double glazed windows provide plenty of natural light, alongside a UPVC door giving access to the rear garden, tiled flooring and oil fired boiler.



### WET ROOM

Comprising of WC, wash hand basin and electric shower, with waterproof flooring, tiled walls, handrails, extractor, radiator, vanity storage and frosted UPVC double glazed window to the rear aspect.

### FIRST FLOOR LANDING

With UPVC double glazed window to the side aspect, radiator, access to loft and doors to all three bedrooms.

### BEDROOM 1

12' 11" x 11' 1" (3.94m x 3.38m) A front facing double bedroom with UPVC double glazed window, radiator and built-in storage cupboard.

### BEDROOM 2

11' x 8' 3" (3.35m x 2.51m) A rear facing double bedroom with UPVC double glazed window and radiator.

### BEDROOM 3

8' 6" x 7' 8" (2.59m x 2.34m) A further double bedroom with UPVC double glazed window to the side aspect and radiator.



### GARAGE

18' 9" x 11' 9" (5.72m x 3.58m) Attached garage with electric roller shutter door, window to the rear aspect, internal access to the property, power and lighting. The garage also houses the oil tank within a self contained area.



## OUTSIDE

The property sits on a generous plot, offering excellent outdoor space and clear potential for enhancement. To the rear there is a large, securely enclosed garden, predominantly laid to gravel with multiple seating areas and a paved patio directly off the property, ideal for outdoor use and entertaining. To the front there is a driveway providing parking for multiple vehicles, access to the attached garage and a front garden set behind a picket style fence, mainly laid to gravel.

### 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.

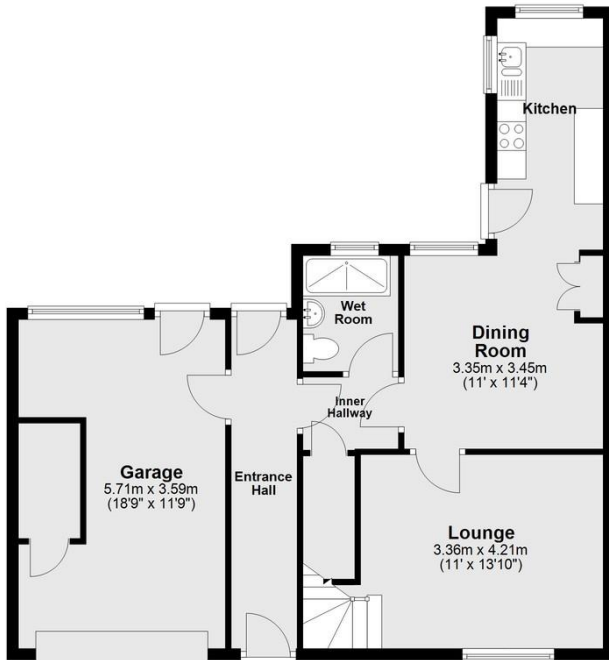
### GENERAL

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:

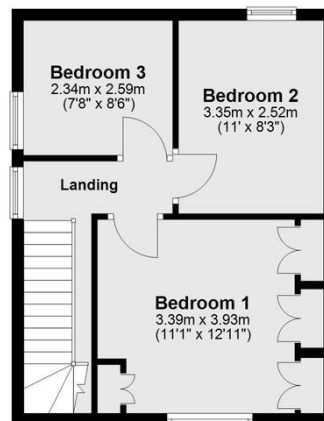
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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## Ground Floor



## First Floor



Total area: approx. 106.9 sq. metres (1150.1 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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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