



## Greenwich, Plot 17 Hawks Chase

Welton, Lincoln, LN2 3BS



Book a Viewing!

**£278,000**

Hawks Chase is an excellent new development of 49 quality homes constructed by Lindum Homes in the highly sought after village of Welton, situated approximately 6 miles north of the Cathedral City of Lincoln. The Greenwich is a well-designed three bedroomed semi-detached house offering downstairs living space comprising of Lounge, modern open plan Dining Area and fitted Kitchen with integrated appliances and Cloakroom/Utility Room. The Dining Area has patio doors leading to the rear garden with a patio seating area. The First Floor has the benefit of three Bedrooms with the principal Bedroom benefiting from an En-suite and a Family Bathroom. Outside there is a blocked paved driveway providing off road parking for vehicles and a good sized rear garden with a patio area. The property further benefits from a 10 year NHBC warranty and a 2 year Lindum Homes customer care warranty. Viewing of this property is highly recommended.



#### **SERVICES**

All mains services available. Gas central heating. BT fibre installed.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – TBC.

**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.

#### **DISCLAIMER**

The descriptions and measurements used in the marketing of this property have been taken from Plot 27 which represents the same style of property.





## ACCOMMODATION

**ENTRANCE HALL** With main entrance door, stairs rising to the first floor and a radiator.

### LOUNGE

With UPVC box bay window to the front elevation, radiator, coving to ceiling, TV and telephone point and under stairs storage area.

### OPEN PLAN KITCHEN/DINER

**KITCHEN AREA** - Fitted with a range of quality kitchen units and drawers with work surfaces over, integrated appliances incorporating fridge freezer, Zanussi gas hob and double oven, extractor hood, Vaillant gas central heating boiler, part tiled surround, coving to ceiling, inset spotlights and UPVC window to the rear elevation.

**DINING AREA** - With UPVC French/patio doors to the rear garden with side windows, radiator and coving to ceiling

### UTILITY ROOM/CLOAKROOM

With fitted unit and work surface, plumbing for washing machine, WC, wash basin, extractor fan, radiator, part tiled surround and UPVC window to the side elevation.

### FIRST FLOOR LANDING

With airing cupboard and access to the roof void.

### BEDROOM 1

With UPVC window to the front elevation, radiator and TV point.

### EN-SUITE

With suite to comprise of fitted shower area, WC and wash hand basin, part tiled surround, inset spotlights, extractor fan and UPVC window to the front elevation.

### BEDROOM 2

With UPVC window to the rear elevation and radiator.

### BEDROOM 3

With UPVC window to the rear elevation and radiator.

### BATHROOM

With suite to comprise of bath with shower over, WC and wash hand basin, part tiled surround, shaver point, extractor fan, inset spotlights, towel radiator and UPVC window to the side elevation.

### OUTSIDE

There is a blocked paved driveway providing off road parking for vehicles. There is a good sized rear garden with a patio area and outside power point.

### MANAGEMENT COMPANY

The Management Company Fee payable at Hawks Chase is currently £150.00 per annum per property. This amount covers the cost of the Public Liability Insurance currently levied at £6.00 per annum per property.



## Hawks Chase

Great Homes, Great Locations

Tel 01522 852452 | [www.lindumhomes.co.uk](http://www.lindumhomes.co.uk)

Please Note: This site plan is for illustrative purposes only and is not intended to be scaled. Please check the details of specific plots with the Sales Advisor at presentation and the legal plan with your solicitor.

### Key

Balmoral 3 bedroom	Osbourne 3 bedroom
Brompton 4 bedroom	Regent 4 bedroom
Eltham 2 bedroom	Richmond 4 bedroom
Greenwich 3 bedroom	Affordable
Highgrove 4 bedroom	Public Open Space

The remainder provides for the maintenance of the Public Open Spaces with regard to replanting and general gardening to these areas. Please note the cost of the Management Company Fee is reviewed annually and may be increased where necessary to cover any increase in insurance premium renewals and/or garden maintenance costs. Any queries regarding the Management Company should be raised with your Solicitor as part of your conveyance.

### 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 and Co, 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 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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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.

