



3 The Spurr
Wellingore

BROWN & CO



3 The Spurr, Wellingore, LN5 0DT

A spacious detached bungalow occupying a peaceful cul-de-sac position in the highly sought-after cliff-edge village of Wellingore, offered for sale with no onward chain.

This well-maintained property provides generous and versatile accommodation comprising an entrance porch, welcoming hallway, spacious living room, kitchen/dining room, utility room, three double bedrooms, family bathroom, and separate WC.

Externally, the property benefits from a driveway to the front providing off-road parking and leading to the garage. Gated side access leads to the enclosed rear garden, which is predominantly laid to lawn and complemented by a patio seating area, creating an ideal space for outdoor relaxation and entertaining.



ACCOMMODATION

Entrance Porch

uPVC double glazed entrance door, tiled floor, alarm system controls, coving to ceiling, door opening into:

Hallway

Coving to ceiling, radiator.

Living Room

Double glazed window to front, fireplace, coving to ceiling, radiator.

Kitchen / Dining Room

Double glazed window to rear, one and a half stainless steel drainer sink, preparation work surfaces, space for range cooker, further spaces for dishwasher, fridge and freezer, tiled splash backs, pantry, coving to ceiling, radiator.

Utility

Entrance door to rear garden, double glazed window to rear, preparation work top, stainless steel drainer sink, storage units, space and plumbing for washing machine, tiled splash backs, tiled floor, coving to ceiling, radiator, door to garage.

Bedroom One

Double glazed window to front, built in wardrobe, coving to ceiling, radiator.

Bedroom Two

Double glazed window to rear, coving to ceiling, radiator.

Bedroom Three

Double glazed window to side, built in wardrobe, coving to ceiling, radiator.

Bathroom

Double glazed window to side, low level WC, pedestal wash basin, bath with wall mounted shower unit over, shower rail and curtain, heated towel rail, coving to ceiling, extractor, radiator.

WC

Double glazed window to side, low level WC, coving to ceiling, radiator.

OUTSIDE

The property is accessed via a driveway which leads to a garage with bi-folding doors. Gated side access leads to an enclosed rear garden which is mainly laid to lawn with patio, tap and fenced perimeter.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band C

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

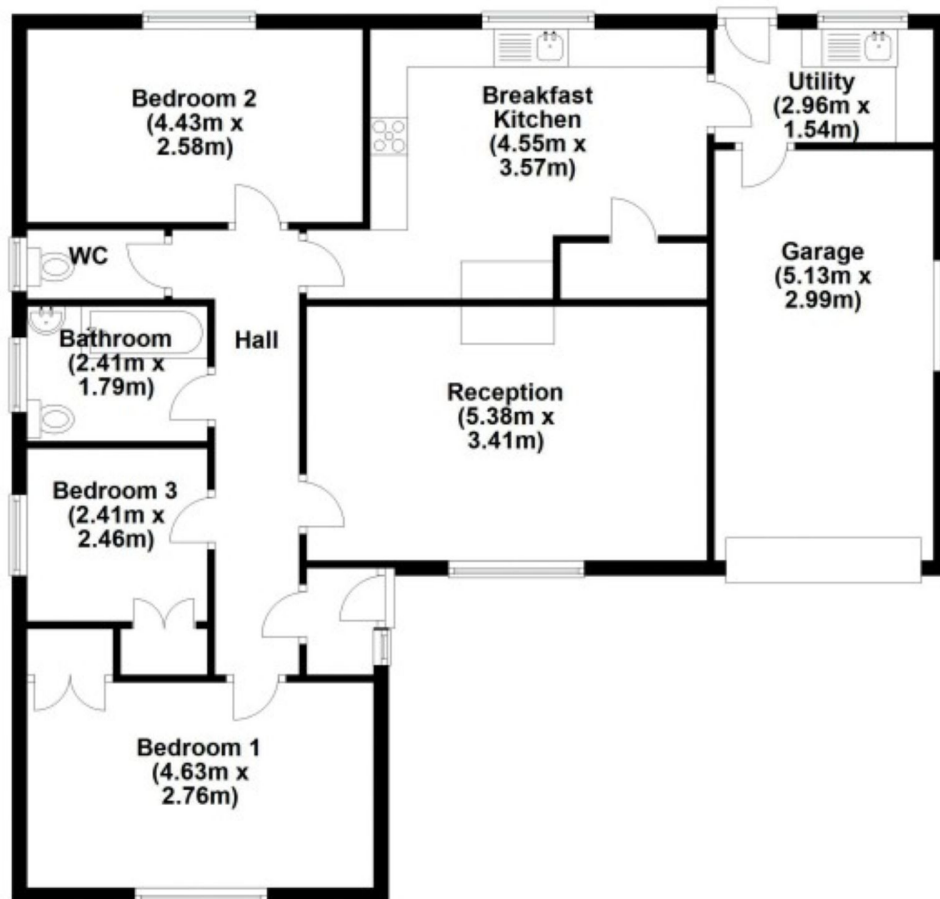
01522 504304

lincolnresidential@brown-co.com



Ground Floor

Approx. 106.4 sq. metres (1145.0 sq. feet)



Energy performance certificate (EPC)

3, The Spurr Wellington LINCOLN LN5 9DT	Energy rating D	Valid until: 16 September 2030
		Certificate number: 9538-7047-7201-7520-1244

Property type Detached bungalow

Total floor area 85 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

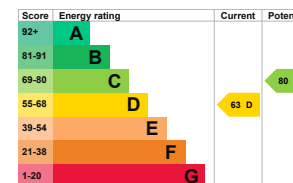
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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