



**2 The Hardings, Welton,
Lincoln, LN2 3FE**



Book a Viewing!

£445,000

Ideally situated within the popular village of Welton, this modern and spacious four bedroom detached family home offers well presented accommodation. The property comprises a welcoming Entrance Hall, Cloakroom/WC, spacious Lounge, separate Dining Room, Kitchen/Breakfast Room and Utility Room. To the First Floor, the Landing leads to a generous Master Bedroom with En-Suite Shower Room, three further double Bedrooms and a stylish Family Shower Room. Outside, the property benefits from a gravelled driveway providing ample off-street parking, a detached Double Garage and pleasant enclosed side and rear gardens. Offering spacious and versatile accommodation in a highly sought-after village location, this is an excellent home for modern family living and early viewing is highly recommended.



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LOCATION

Welton is a highly regarded and picturesque village approximately six miles north-west of Lincoln, offering an appealing blend of village charm, excellent amenities and convenient access to the Cathedral City. The village provides a good range of facilities including a shop, post office, public houses, restaurants, doctors' surgery and primary school, together with a strong community atmosphere and excellent recreational opportunities. With attractive countryside surrounding the village and easy access to Lincoln and the A46, Welton is a popular choice for families and those seeking a relaxed village lifestyle within easy reach of the city.

ENTRANCE HALL

With staircase to the first floor, understairs storage cupboard, wooden flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, part tiled walls, tiled flooring, radiator and double glazed window to the front aspect.



LOUNGE

24' 7" x 12' 1" (7.51m x 3.70m) With double glazed bay window to the front aspect, double glazed French doors to the rear garden, gas fire set within a decorative fireplace and two radiators.

DINING ROOM

11' 10" x 10' 5" (3.61m x 3.19m) With double glazed window to the rear aspect, wooden flooring and radiator.

KITCHEN/BREAKFAST ROOM

15' 9 (max)" x 13' 1 (max)" (4.8m x 3.99m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, spaces for fridge freezer and dishwasher, eye level electric oven, ring gas hob with extractor fan over, tiled flooring and splashbacks, two radiators, two double glazed windows to the side aspect and double glazed French doors to the garden.



UTILITY ROOM

9' 5" x 5' 5" (2.89m x 1.66m) Fitted with a range of base units with work surfaces over, stainless steel sink with hot and cold taps over, space for washing machine, wall mounted gas fired central heating boiler, tiled flooring and splashbacks, double glazed window to the front aspect and door to the garden.

FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard and radiator.

BEDROOM 1

12' 1" x 11' 5" (3.70m x 3.49m) With double glazed bay window to the front aspect and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, part tiled walls, tiled flooring, chrome towel radiator and double glazed window to the rear aspect.

BEDROOM 2

12' 5" x 11' 4" (3.80m x 3.47m) With double glazed window to the rear aspect, laminate flooring and radiator.

BEDROOM 3

12' 1" x 9' 7" (3.69m x 2.94m) With double glazed window to the rear aspect, storage cupboard, laminate flooring and radiator.

BEDROOM 4

13' 8" x 8' 11" (4.19m x 2.72m) With double glazed window to the front aspect and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of walk in shower cubicle with rainfall shower head, wash hand basin in a vanity style unit and close coupled WC, tiled flooring and splashbacks, chrome towel radiator and double glazed window to the rear aspect.



OUTSIDE

The property occupies a larger than average corner plot. To the front there is a gravelled driveway providing ample off-road parking for multiple vehicles and access to a double garage. The garage has twin up-and-over doors, personnel door to the side, light and power. There are enclosed gardens to the side and rear. Laid mainly to lawn with mature shrubs and stocked borders.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

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](https://www.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

<https://www.mundys.net/referrals/>

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.

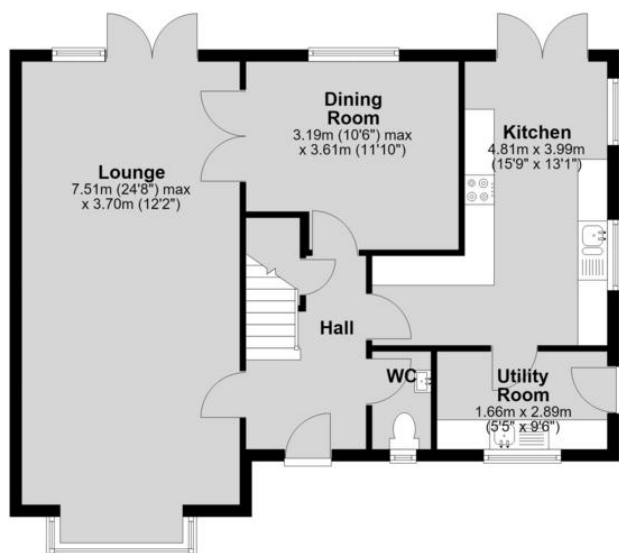
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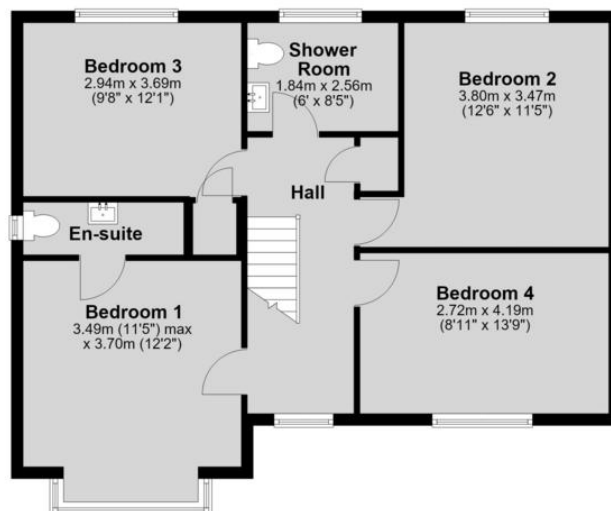
Ground Floor

Approx. 69.4 sq. metres (746.9 sq. feet)



First Floor

Approx. 69.2 sq. metres (744.8 sq. feet)



Total area: approx. 138.6 sq. metres (1491.7 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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.

