



**2 Hodson Lane, Welton,  
Lincoln, LN2 3FL**



Book a Viewing!

**£325,000**

Situated on a modern development in the sought after village of Welton, just north of the historic Cathedral City of Lincoln, this beautifully presented three bedroom detached home offers spacious living accommodation. The property comprises a welcoming Entrance Hall, Cloakroom/WC, generous Lounge with bifold doors and a stylish open plan Kitchen Diner with integrated appliances and bifold doors, complemented by a useful Utility Room. To the First Floor, a landing leads to three well-appointed Bedrooms, including a master with En-suite Shower Room, alongside a modern family Bathroom. Occupying a generous corner plot, the property enjoys a lawned front garden, a block paved driveway providing ample off street parking and a detached single garage. To the rear is a beautifully maintained garden, ideal for both family living and entertaining. Viewing is highly recommended to fully appreciate the quality and space on offer in this stunning family home.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B.**

**COUNCIL TAX BAND – C.**

**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.





## ACCOMMODATION

### HALL

With staircase to the first floor and radiator.

### CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, part tiled walls, tiled flooring and radiator.

### LOUNGE

18' 4" x 9' 8" (5.61m x 2.96m) With double glazed window to the front aspect, double glazed bifold doors to the rear garden, electric fire set within a feature fireplace and two radiators.



### KITCHEN/DINER

18' 4" x 9' 9" (5.61m x 2.98m) Fitted with a stylish range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, integrated fridge freezer and dishwasher, breakfast bar, spotlights, tiled splashbacks, laminate flooring, two radiators, double glazed window to the front aspect and double glazed bifold doors to the garden.

### UTILITY ROOM

Fitted with base units with work surfaces over to complement the kitchen, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, understairs storage cupboard, spotlights, tiled splashbacks, laminate flooring, radiator and double glazed window to the rear aspect.



### FIRST FLOOR LANDING

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

### BEDROOM 1

12' 8" x 10' 0" (3.88m x 3.05m) With double glazed window to the rear aspect and radiator.



### EN-SUITE

10' 0" x 5' 4" (3.05m x 1.65m) Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wall mounted wash hand basin, part tiled walls, tiled flooring, towel radiator, shaver point, spotlights and double glazed window to the front aspect.

### BEDROOM 2

10' 0" x 9' 8" (3.06m x 2.97m) With double glazed window to the front aspect and radiator.

### BEDROOM 3

10' 0" x 8' 3" (3.06m x 2.53m) With double glazed window to the rear aspect and radiator.



## BATHROOM

7' 0" x 6' 6" (2.15m x 2.00m) Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wall mounted wash hand basin, part tiled walls, tiled flooring, towel radiator, shaver point, spotlights and double glazed window to the front aspect.



## OUTSIDE

The property sits on a generous corner plot with lawned garden to the front and side block paved driveway providing off street parking for multiple vehicles and access to the garage. The single detached garage has an up and over door to the front, side personnel door, eaves storage, light and power. To the rear there is an enclosed garden laid mainly to lawn with a patio seating area and flowerbeds.

### 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/PARTICULAR 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 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.

CW&H 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.

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

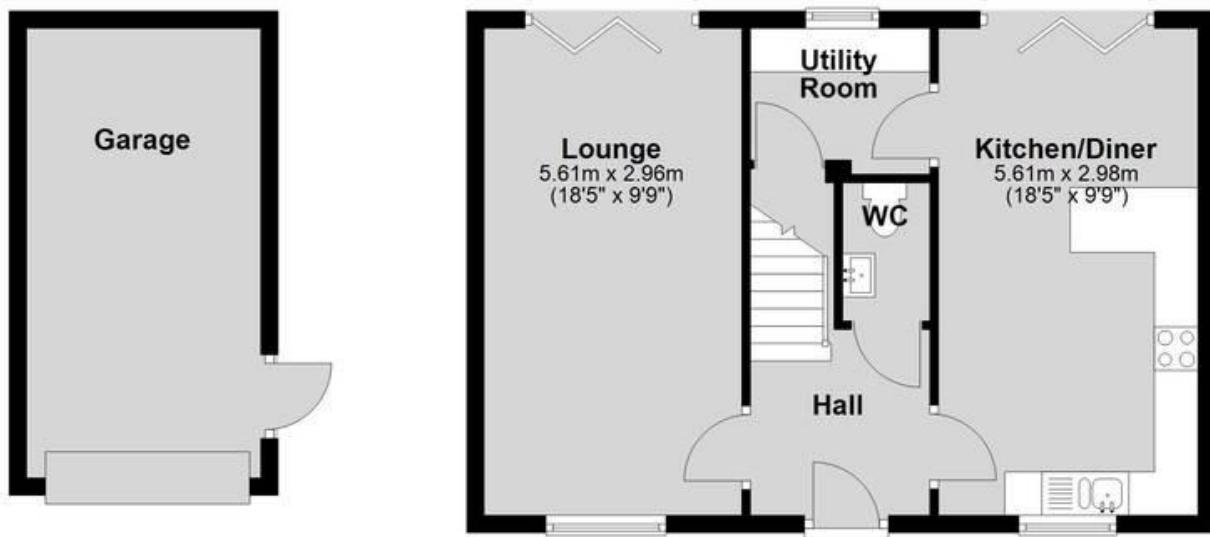
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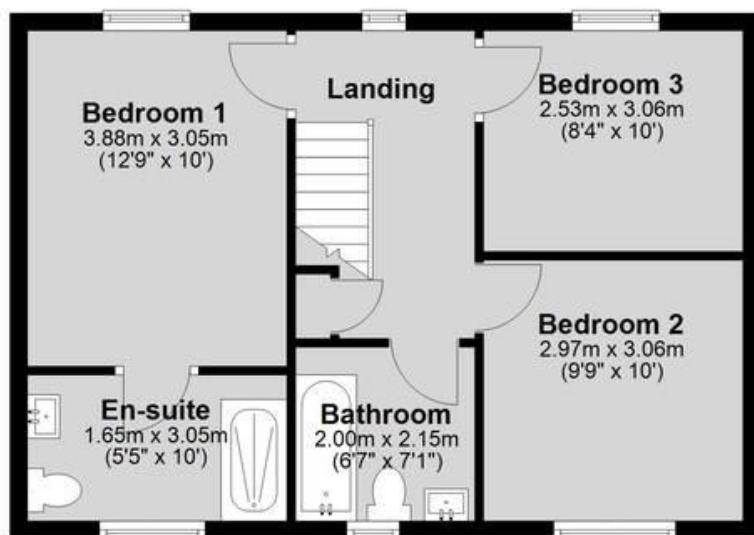
## Ground Floor

Approx. 59.9 sq. metres (644.6 sq. feet)



## First Floor

Approx. 47.6 sq. metres (512.8 sq. feet)



Total area: approx. 107.5 sq. metres (1157.4 sq. feet)

**29 – 30 Silver Street**  
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**22 Queen Street**  
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LN8 3EH  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.