



## 71 Ryland Road

Welton, Lincoln, LN2 3LZ



Book a Viewing!

**£284,000**

Situated in a fantastic non estate position close to the heart of the popular village of Welton, a spacious Two Bedroom double bay fronted Detached Bungalow. The property is positioned on a generous plot with the accommodation comprising of a Porch, Entrance Hall, Lounge with bay window, Dining Room, Kitchen, Sun Room, Study, and Two Double Bedrooms and four piece Family Bathroom. To the front there is a generous driveway providing ample off street parking for multiple vehicles. To the rear there is a large and private enclosed garden. Viewing of this property is highly recommended.



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### SERVICES

All mains services available. Gas central heating.

**EPC RATING – D.**

**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.

### PORCH

With original entrance door leading to the hall.

### HALL

With laminate flooring and radiator.

### LOUNGE

12' 10" x 11' 11" (3.93m x 3.65m) With double glazed window to the front aspect, feature fireplace and radiator.

### DINING ROOM

12' 10 (max)" x 10' 5" (3.91m x 3.20m) With double glazed window to the side aspect, laminate flooring and radiator.

### KITCHEN

12' 5" x 10' 5" (3.81m x 3.19m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 ½ sink with twin drainer and mixer tap over, integrated fridge, freezer and washing machine, space for Range cooker, wall mounted gas fired central heating boiler, tiled splashbacks, laminate flooring, radiator and double glazed windows to the side and rear aspects.

### SUN ROOM

8' 4" x 6' 9" (2.56m x 2.07m) With double glazed window and door to the rear garden and radiator.

### STUDY

13' 6" x 5' 7" (4.14m x 1.72m) With double glazed window to the side and rear aspects and radiator.

### BEDROOM 1

12' 5" x 11' 2" (3.80m x 3.41m) With double glazed bay window to the front aspect and radiator.

### BEDROOM 2

10' 1" x 8' 5" (3.08m x 2.57m) With double glazed bay window to the side aspect and radiator.

### BATHROOM

9' 3" x 6' 10" (2.84m x 2.10m) Fitted with a four piece suite comprising of a panelled bath, shower cubicle, wash hand basin, close coupled WC, tiled splashbacks, towel radiator, spotlights and double glazed window to the rear aspect.

### OUTSIDE

To the front of the property there is a driveway providing off street parking for multiple vehicles. To the side there is a covered patio area. To the rear there is a generous enclosed rear garden laid mainly to lawn with mature shrubs, greenhouse and garden shed.

### 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

### 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

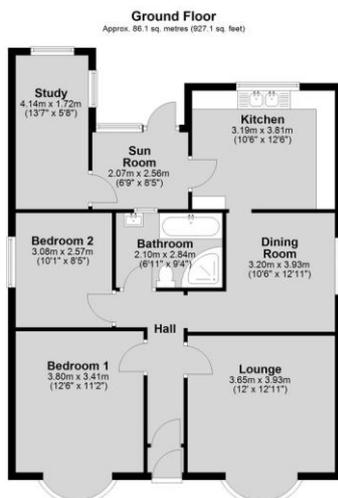
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 yourself 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 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.

