



Prebend Lane, Welton



£180,000

- Mid-Terrace House
- Three Bedrooms
- NO ONWARD CHAIN
- Popular Village Location
- Need Of Modernization
- Gardens and Driveway
- Tenure: Freehold
- EPC Rating C



THREE BEDROOM Mid-Terrace House located in the popular village of Welton. The property is in need of modernization throughout and is being sold with **NO ONWARD CHAIN**. The property also benefits from being within walking distance of the local shops, schools, library and doctors.

The accommodation on offer comprises Entrance Hall, Kitchen Diner, Lounge, WC and Rear Porch to the ground floor. To the first floor there are Three Bedrooms and Modern Shower Room. Externally to the front of the property there is off street parking for two cars. To the rear of the property there is an enclosed garden with patio area.

Entrance Hall

With storage cupboard and stairs to the first floor.

WC 4'5" x 2'5" (1.3m x 0.7m)

With a window to the front aspect, low level wc, wash hand basin and radiator.

Kitchen/Diner 15'9" x 8'4" (4.8m x 2.5m)

With a window to the front aspect,. Fitted with a range of wall and base units with worktops over, oven and hob, sink with drainer unit and radiator.



Lounge 17'9" x 10'6" (5.4m x 3.2m)

With a window to the rear aspect and radiator.

Rear Porch 6'9" x 4'11" (2.1m x 1.5m)

With a window to the side aspect and door leading to the rear garden.

Landing

With stairs to the ground floor.

Bedroom One 13'9" x 11'5" (4.2m x 3.5m)

With a window to the rear aspect and radiator.

Bedroom Two 12'7" x 11'5" (3.8m x 3.5m)

With a window to the front aspect and radiator.

Bedroom Three 10'8" x 6'0" (3.3m x 1.8m)

With a window to the rear aspect and radiator.

Shower Room 8'11" x 4'10" (2.7m x 1.5m)

With a window to the front aspect, low level wc, wash hand basin, enclosed shower and radiator.

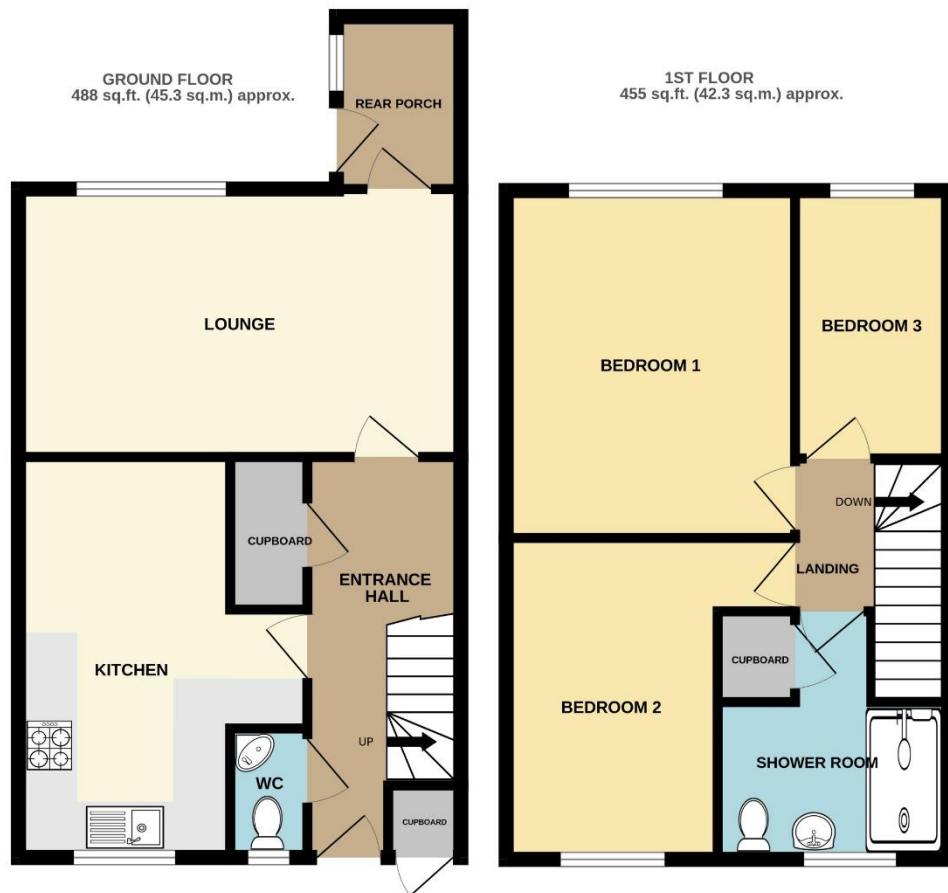
Outside

To the front of the property is a low maintenance gravelled garden with driveway and access to the entrance door. To the rear is an enclosed low maintenance gravelled garden.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





PREBEND LANE, WELTON, LN2 3JR

TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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