



## 2 Eastfield Lane

Welton, LN2 3NA

**£295,000**

An excellent Detached Bungalow situated in this sought after non-estate position within the ever popular village of Welton. The well presented and updated internal living accommodation briefly comprised of Main Entrance Hall, Lounge, Two Double Bedrooms, Fitted Kitchen and Shower Room. Outside there is a gated driveway providing off-road parking/hardstanding for vehicles, Single Garage and landscaped rear garden. Viewing of this property is highly recommended and is being sold with no onward chain.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – B**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**NOTE -** The internal and external photos were originally taken in August/September 2023.

**DIRECTIONS**

Heading out of Lincoln on the A46 towards Market Rasen, turn left onto Lincoln Road and proceed past the William Farr School taking you into the village of Welton. Bear right at the Co-op onto Ryland Road, proceed along Ryland Road over the mini roundabout, continue onto Ryland Road and then take a left hand turning onto Eastfield Lane. Proceed along Eastfield Lane and the property is located on the right hand side.





## 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

### ENTRANCE HALL

With main entrance door, wooden flooring, coving to the ceiling and access to the roof void.

### LOUNGE

13' 1" x 11' 9" (3.99m x 3.58m) With UPVC bow window to the front elevation, feature fireplace and wood burner, wooden flooring and coving to the ceiling.

### KITCHEN

12' 10" x 9' 2" (3.91m x 2.79m) Fitted with a range of quality base and wall units with drawers and Quartz worksurfaces over, fitted hob, AEG double oven, integral fridge freezer and washing machine, coving to the ceiling, inset spotlights, extractor fan, radiator, UPVC window to the rear elevation and UPVC rear entrance door.



### BEDROOM 1

13' 9" x 11' 0" (4.19m x 3.35m) With UPVC bow window to the front elevation, radiator and coving to the ceiling.



### BEDROOM 2

11' 10" x 9' 10" (3.61m x 3m) With UPVC window to the rear elevation, radiator and coving to the ceiling.

### SHOWER ROOM

With suite comprising of fitted shower cubicle, WC and wash hand basin with vanity cupboard below, tiled floor, part tiled surround, inset spotlights, extractor fan, towel radiator and UPVC window to the side elevation.



### OUTSIDE

To the front of the property there is a gated driveway providing off-road parking/hardstanding for vehicles and access to the Detached Single Garage, a further gravelled hardstanding area and a range of shrubs. To the rear of the property there is a landscaped garden with a patio area, gravelled flowerbeds, shrubs, outside tap and side paved walkway.



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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gibson 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 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.

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.

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**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.

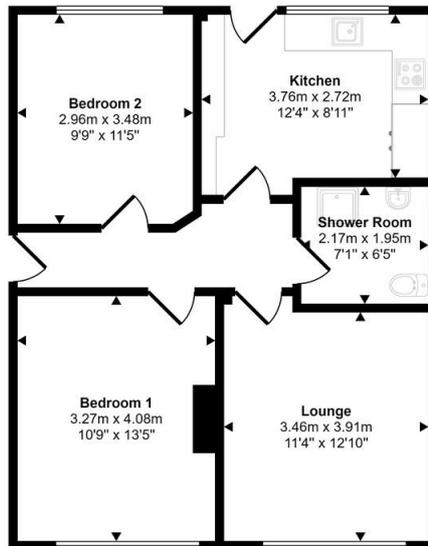
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Approx Gross Internal Area  
61 sq m / 654 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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