



## 1 Lincoln Road

Welton, Lincoln, LN2 3LS



Book a Viewing!

**£290,000**

A charming three bedroom semi detached, offered for sale with no onward chain and full of character throughout. Providing spacious and well-laid out accommodation, the property blends traditional features with practical living spaces, complemented by a generous rear garden and useful garden room, making it an appealing home for a range of buyers. The accommodation comprises of an entrance hallway, lounge, dining area, kitchen, utility room, WC and conservatory. To the first floor there are three bedrooms and a family bathroom.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – E.

**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.



#### ENTRANCE HALL

Accessed via a UPVC double glazed door with side window with radiator and built-in storage cupboard.

#### LOUNGE

18' 9" x 14' 6" (5.72m x 4.42m) A characterful reception room featuring three wooden framed windows with secondary glazing, radiators, feature fireplace with mantel surround and laminate flooring.

#### KITCHEN

13' 8" x 8' 11" (4.17m x 2.72m) Fitted with a range of wall and base units with laminate work surfaces, incorporating a Range Master-style gas cooker with double oven and grill, extractor over, 1½ bowl sink with mixer tap and drainer, integrated fridge and space for dishwasher, tiled flooring, tiled splashbacks and two Velux style windows filling the space with natural light.

#### DINING AREA

13' x 9' 5" (3.96m x 2.87m) With laminate flooring, UPVC double glazed window, radiator, ample space for a dining table, direct access through to the kitchen and doors leading out to the rear garden.

#### UTILITY ROOM

7' 9" x 5' 2" (2.36m x 1.57m)

With tiled flooring, worktop, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for additional appliances, wall mounted gas boiler and UPVC double glazed window.

#### WC

Fitted with WC and wash hand basin, with tiled flooring and UPVC double glazed window.

#### CONSERVATORY

13' 11" x 5' 2" (4.24m x 1.57m) With tiled flooring, UPVC windows and door providing access to the side patio and garden.

#### FIRST FLOOR LANDING

Providing access to all three bedrooms, family bathroom and loft.

#### BEDROOM 1

11' 11" x 9' 2" (3.63m x 2.79m) With window to the rear aspect, radiator and laminate flooring.

#### BEDROOM 2

10' 1" x 8' 6" (3.07m x 2.59m) With built-in sliding door wardrobes, window to the front aspect, radiator and laminate flooring.

#### BEDROOM 3

9' 2" x 6' 9" (2.79m x 2.06m) With window to the rear aspect, radiator and laminate flooring.

#### BATHROOM

Fitted with a three piece suite comprising of shower cubicle with mains shower, WC and wash hand basin with vanity storage, tiled splashbacks, laminate flooring, chrome heated towel rail and frosted UPVC double glazed window.





## OUTSIDE

To the rear there is a spacious and securely enclosed garden, thoughtfully arranged with a combination of block paved patio areas and artificial turf, creating multiple seating and entertaining spaces. The garden benefits from outside lighting, power and a water supply and access into the conservatory and around to the front of the property. A particular feature is the purpose built garden room fitted with power, lighting and UPVC windows and doors, offering a versatile space suitable for a home office, bar or additional leisure area. To the rear, secure gated access opens onto a private driveway providing off street parking for two vehicles, positioned behind metal gates. There is also a separate pedestrian gate allowing convenient access directly into the garden. To the front of the property a courtyard garden sits neatly behind a half height brick wall with a pathway leading to the front door, adding to the property's character and kerb appeal.

### 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.ni](http://mundys.ni)

### 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, Burkin & 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 Water and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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### 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 forthwith is the advertiser's (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline of 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.
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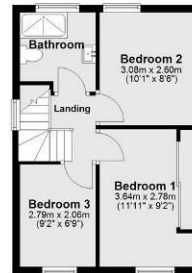
### Ground Floor

Approx. 80.1 sq. metres (910.8 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



Total area: approx. 118.4 sq. metres (1274.1 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
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NG24 1AL  
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