



- Corner Plot Position
- Chain Free
- Extensive uPVC Double Glazing & GCH
- 2 Bedrooms
- Spacious Lounge Diner
- Kitchen & Bathroom
- Good Sized Gardens
- Sought AftEr Village Location

St. Marys Avenue, Welton, LN2 3LN,
£210,000



NO ONWARD CHAIN, WITH POTENTIAL TO EXTEND DUE TO CORNER PLOT (STPP). Situated in the sought after location of Welton, Starkey&Brown are delighted to offer for sale this 2 bedroom detached bungalow on a corner plot position. Internally the property has a spacious lounge diner, fitted kitchen, bathroom and 2 bedrooms. Additional benefits include extensive uPVC double glazing, gas fired central heating system with a modern combination boiler. Outside the property has gardens to front with driveway leading to single garage with the possibility of extending the driveway to the side providing off street parking for another 1 or 2 vehicles. The rear and side gardens as the property occupies a corner plot position the side and rear gardens are larger than average with a variety of flowers, plants and shrubs. We are also advised by the vendor that the property is it be offered chain free. Call today to view. Council tax band: B. Freehold.



uPVC door into:

Hallway

Having storage cupboard.

Lounge Diner

14' 8" x 13' 2" (4.47m x 4.01m)

Having uPVC window to front aspect and radiator.

Kitchen

10' 0" x 8' 9" (3.05m x 2.66m)

Having a range of fitted wall and base units, rolled edge work surfaces incorporating cupboards and drawers, built-in oven and hob, single sink with single drainer unit, uPVC door leading to rear garden.

Bedroom 1

13' 9" x 11' 9" (4.19m x 3.58m)

Having full length fitted wardrobes, radiator and uPVC window overlooking rear.

Bedroom 2

10' 8" x 8' 8" max (3.25m x 2.64m)

Having uPVC window to front aspect and radiator.

Bathroom

7' 0" x 5' 7" (2.13m x 1.70m)

Having a 3 piece suite comprising a panelled bath, wash hand basin, low level flush WC, radiator and uPVC window to side aspect.

Outside Front

Having a variety of flowers, plants and shrubs. Driveway providing off street parking. Leading to:

Single Garage

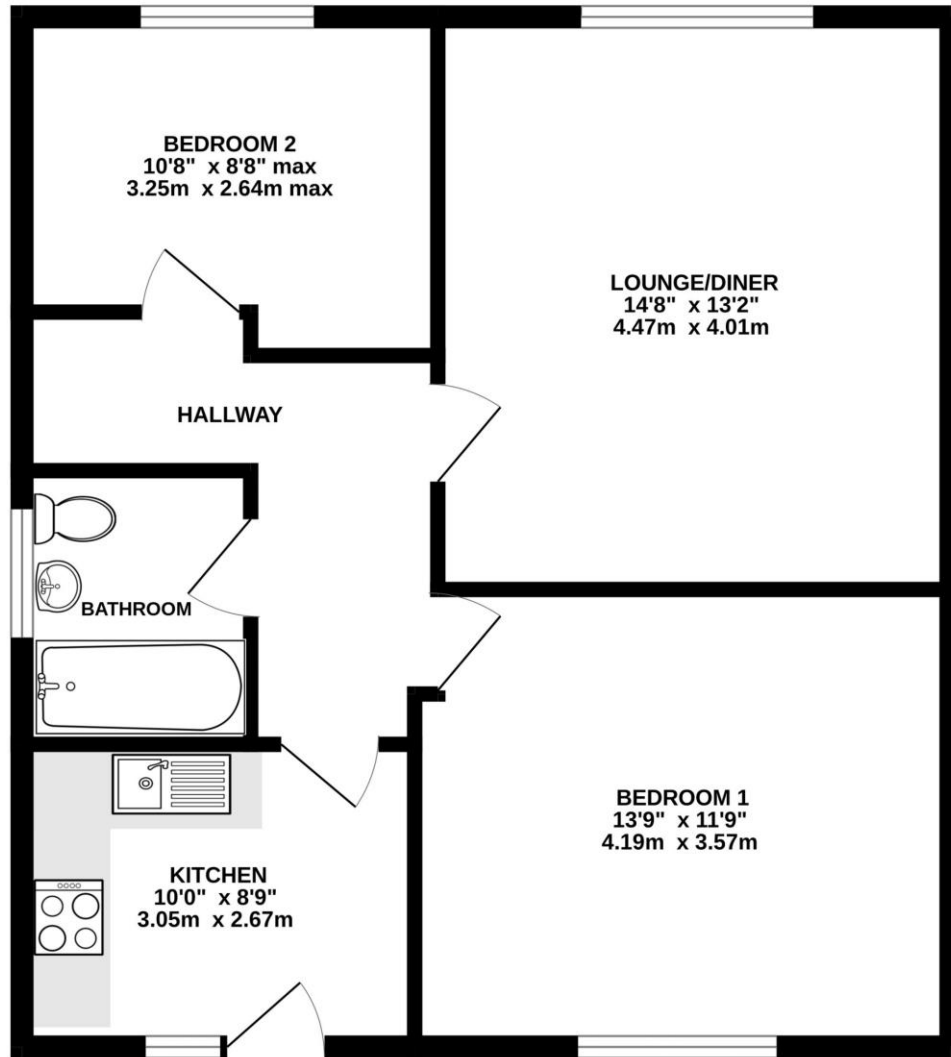
Having up and over door.

Rear & Side Gardens

Mainly laid to lawn with a variety of flowers, plants and shrubs. Hedged and fenced surround and a paved patio area. There is also a personal door giving access to the side of the garage.



GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.4 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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