



1 Vicarage Lane

Welton, Lincoln, LN2 3JG

£195,000

A fully refurbished cottage which has been restored to a high standard whilst retaining many original features, situated in the heart of the popular village of Welton. The property has accommodation comprising of Lounge, Study, Kitchen/Dining Room, Rear Porch and a First Floor Landing leading to three Bedrooms and a luxury four piece Bathroom. Outside there is an enclosed rear garden. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – B

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.





ACCOMMODATION

LOUNGE

11' 9" x 11' 8" (3.59m x 3.56m), with double glazed window to the front aspect, wood-effect flooring, spotlights and radiator.

STUDY

11' 10" x 6' 11" (3.62m x 2.12m), with staircase to the First Floor, double glazed window to the rear aspect, feature exposed brick wall, spotlights, radiator and understairs storage cupboard.

KITCHEN/DINING ROOM

19' 0" x 9' 2" (5.80m x 2.80m)

DINING AREA

With double glazed window to the front aspect, wood-effect flooring, storage cupboards and radiator.

KITCHEN AREA

Fitted with a range of modern base units with work surfaces over, electric oven, gas hob with extractor fan over, stainless steel sink with side drainer and mixer tap over, spaces for a fridge and washing machine, tiled flooring and three double glazed windows to the side and rear aspects.

REAR PORCH

With door to the rear garden.

FIRST FLOOR LANDING

With access to three Bedrooms and the Bathroom.



BEDROOM 1

11' 10" x 11' 8" (3.62m x 3.57m), with double glazed window to the front aspect, wood-effect flooring, loft access point and radiator.

BEDROOM 2

11' 8" x 8' 9" (3.58m x 2.69m), with double glazed window to the side aspect, wood-effect flooring, airing cupboard with gas-fired central heating boiler and radiator.

BEDROOM 3

9' 4" x 6' 11" (2.87m x 2.13m), with double glazed window to the rear aspect, wood-effect flooring, spotlights and radiator.

BATHROOM

Fitted with a luxury four piece suite comprising of freestanding bath, shower cubicle, pedestal wash hand basin and close coupled WC, tiled splashbacks, wood-effect flooring, double storage cupboard, radiator and double glazed window to the side aspect.



OUTSIDE

To the rear of the property there is an enclosed garden which laid to artificial grass for low maintenance.



WEBSITE

Our detailed website show 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

SBS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 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.

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 roughly checked.

GENERAL

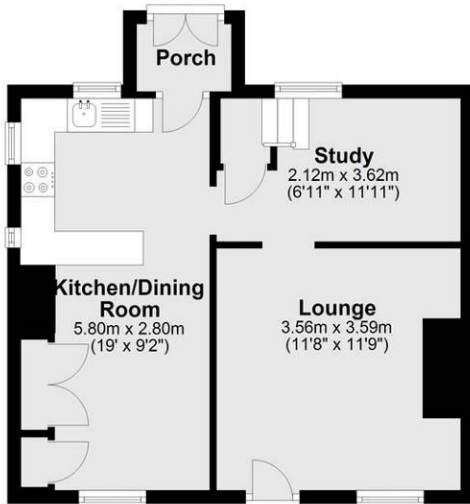
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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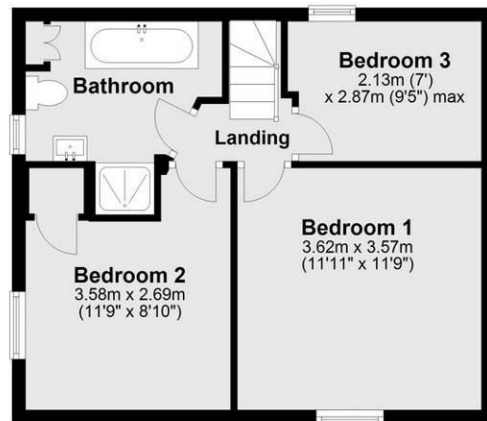
Ground Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



Total area: approx. 77.2 sq. metres (830.6 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

