



## 9 Reed Lane

Welton, Lincoln, LN2 3DU

**£229,950**

A well-presented two bedroom semi-detached bungalow, situated in this quiet cul-de-sac location within the sought-after village of Welton. The internal accommodation briefly comprises of Entrance Hall, Lounge, fitted Dining Kitchen with a range of integrated appliances, two Double Bedrooms and Shower Room. Outside there are gardens to both the front and rear and a block paved driveway providing off-road parking for vehicles. The property is being sold with No Onward Chain and viewing is highly recommended.



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B**

**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

### ENTRANCE HALL

With double glazed main entrance door, access to roof void, radiator and two built-in storage cupboards.

### LOUNGE

14' 11" x 10' 4" (4.55m x 3.15m), with UPVC French/patio doors to the rear garden, radiator and TV and telephone points.

### KITCHEN/DINER

14' 11" x 8' 10" (4.55m x 2.69m), fitted with a range of wall, base units and drawers with work surfaces over, 1½ bowl sink unit and drainer, integral appliances incorporating oven and hob, extractor hood, fridge freezer, dishwasher and washing machine, cupboard housing the Ideal gas central heating boiler, radiator and UPVC window to the front elevation.

### BEDROOM

11' 6" x 11' 3" (3.51m x 3.43m), with UPVC window to the rear elevation, radiator and fitted wardrobes with sliding doors.

### BEDROOM

11' 3" x 7' 9" (3.43m x 2.36m), with UPVC window to the front elevation and radiator.

### SHOWER ROOM

With walk-in shower area, WC, wash hand basin, part-tiled surround and UPVC window to the rear elevation.

### OUTSIDE

There are gardens to both the front and rear and a block paved driveway providing off-road parking for vehicles. There is a side gated access leading to the rear garden with lawned and patio areas and shed.

### 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.net](http://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

Sils & 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 them 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 them 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 thoroughly checked.

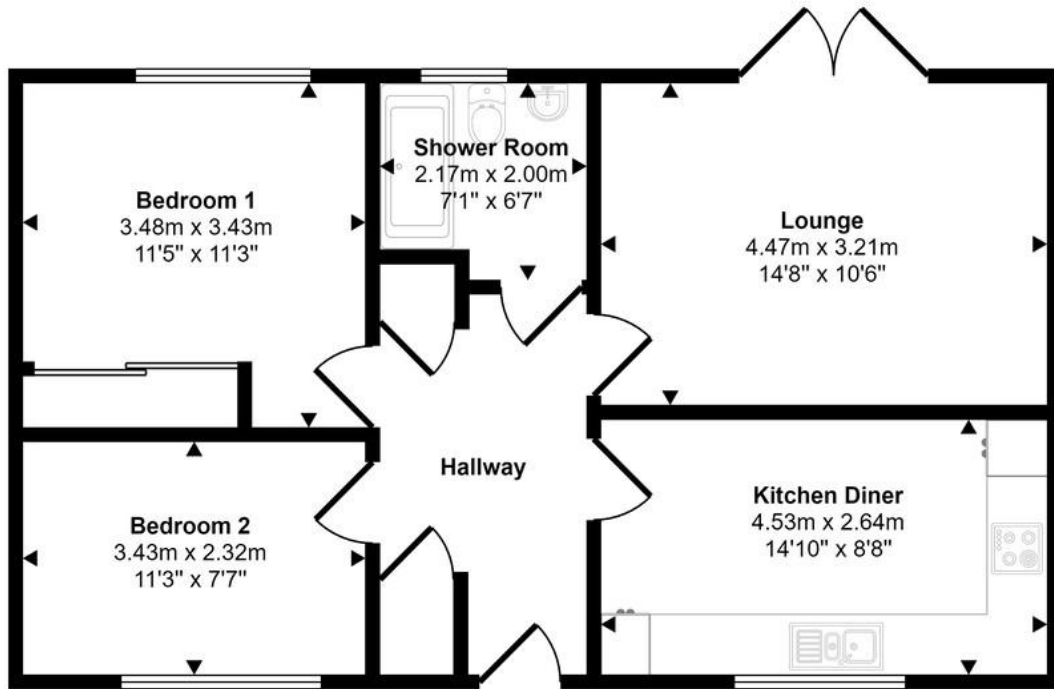
### GENERAL

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 are 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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area  
62 sq m / 664 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.

29 – 30 Silver Street  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

