



**37 Beckhall, Welton,
Lincoln, LN2 3LJ**



Book a Viewing!

£465,000

A larger than average four bedroom detached house, situated in the heart of the ever popular village of Welton. The property has much improved and well-proportioned internal accommodation comprising of Hall, Cloakroom/WC, Lounge with bay window, Dining Room, Conservatory, stylish open plan Living Kitchen Diner, Utility Room and a First Floor Galleried Landing leading to four Double Bedrooms with fitted wardrobes, newly fitted En-Suite Shower Room to the Master and a luxury four piece Family Bathroom. Outside there are pleasant front and rear gardens, a driveway providing off-street parking for multiple vehicles and an integral double garage. The property further benefits from No Onward Chain and viewing is highly recommended to appreciate the standard of accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – E

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

HALL

With staircase to the First Floor, tiled flooring, radiator and Hive central heating controls.

CLOAKROOM/WC

With close coupled WC, wash hand basin on a vanity stand, tiled flooring, tiled splashbacks and radiator.

LOUNGE

15' 10" x 11' 11" (4.85m x 3.65m), with double glazed bay window to the front aspect, gas fire in a feature fireplace, wood-effect flooring and two radiators.



DINING ROOM

10' 9" x 10' 2" (3.28m x 3.10m), with double glazed French doors to the Conservatory, wood-effect flooring and radiator.

CONSERVATORY

9' 5" x 6' 9" (2.88m x 2.07m), with double glazed windows and door to the rear garden and wood-effect flooring.

LIVING KITCHEN DINER

22' 2" x 16' 4" (6.76m x 4.99m), newly fitted with a range of stylish wall and base units with work surfaces over, central island with storage beneath, integrated dishwasher, wine cooler, eye-level electric oven and microwave, five ring gas hob with extractor fan over, space for an American-style fridge freezer, 1½ bowl sink with side drainer and mixer tap over, tiled flooring, spotlights, downlighters, two tall radiators and double glazed windows to the rear aspect.



UTILITY ROOM

Fitted with base units with work surfaces over, spaces for washing machine and tumble dryer, wall-mounted gas-fired central heating boiler, stainless steel sink with side drainer and mixer tap over, tiled flooring, tiled splashbacks, radiator, understairs storage cupboard, internal door to the garage and external door to the side.



GALLERIED FIRST FLOOR LANDING

With airing cupboard, loft access point and radiator.

BEDROOM 1

17' 5" x 14' 11" (5.33m x 4.57m), with double glazed window to the front aspect, range of fitted wardrobes and radiator.



EN SUITE SHOWER ROOM

Newly fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity unit and close coupled WC, towel radiator, tiled walls, tiled flooring, spotlights and double glazed window to the front aspect.

BEDROOM 2

16' 0" x 11' 11" (4.88m x 3.64m), with double glazed window to the front aspect, range of fitted wardrobes and radiator.

BEDROOM 3

12' 0" x 10' 2" (3.66m x 3.11m), with double glazed window to the rear aspect, range of fitted wardrobes and radiator.

BEDROOM 4

12' 3" x 9' 3" (3.74m x 2.84m), with double glazed window to the rear aspect, range of fitted wardrobes and radiator.



LUXURY BATHROOM

Newly fitted with a stylish four piece suite comprising of tapless bath, double shower cubide with digital shower, wash hand basin in a vanity unit and close coupled WC, towel radiator, tiled walls, tiled flooring, spotlights and double glazed window to the rear aspect.



OUTSIDE

The property sits in a tucked away position down a cul de sac. There are lawned gardens to the front with a driveway providing off-street parking for multiple vehicles and access to the integral double garage. The garage has an up and over door to the front aspect, internal door to the Utility Room, light and power. To the rear of the property there is a private and enclosed rear garden which is laid mainly to lawn with a patio seating area and mature shrubs.





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

SELLING YOUR HOME – HOW TO GO ABOUT IT

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SJBs & 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.

Coverings 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.

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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

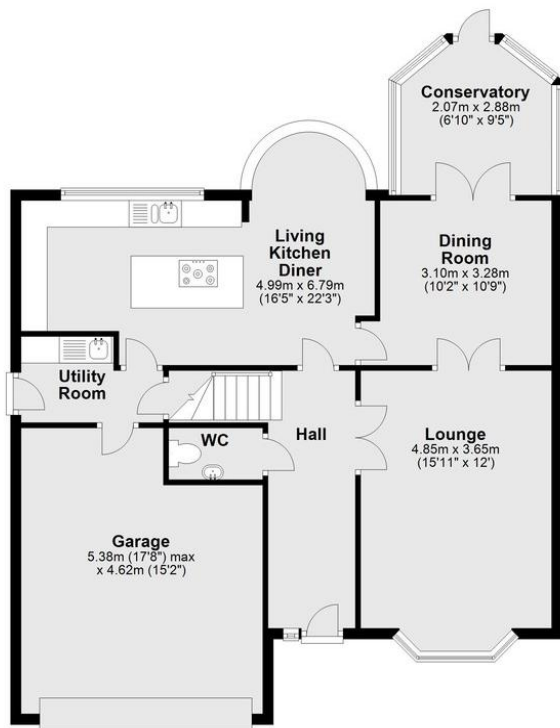
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Ground Floor
Approx. 92.9 sq. metres (999.6 sq. feet)



First Floor
Approx. 88.2 sq. metres (949.7 sq. feet)



Total area: approx. 181.1 sq. metres (1949.3 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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