



48 Beckhall

Welton, Lincoln, LN2 3LJ



Book a Viewing!

£395,000

A spacious four bedroom detached house positioned on a beautiful corner plot in the ever desirable village of Welton. The property has well-appointed accommodation comprising of Entrance Hall, Cloakroom/WC, Lounge, Dining Room, Study, Breakfast Kitchen, Utility Room and a First Floor Landing leading to four Double Bedrooms, En-Suite Shower Room and a four piece Family Bathroom. Outside there is a driveway, detached double garage, front garden and a further south-facing rear garden. Viewing of the property is highly recommended. The property is being sold with the added benefit of No Onward Chain!





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

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.



ACOMMODATION

HALL

With staircase to the First Floor, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin, tiled flooring, tiled splashbacks, radiator and double glazed window.

LOUNGE

17' 3" x 12' 1" (5.27m x 3.70m), with double glazed bay window, gas fire within a decorative fireplace and two radiators.

DINING ROOM

11' 2" x 9' 1" (3.42m x 2.77m), with double glazed French doors to the garden, laminate flooring and radiator.

STUDY

13' 4" x 8' 7" (4.08m x 2.64m), with double glazed windows, laminate flooring and radiator.

KITCHEN

11' 1" x 10' 8" (3.40m x 3.27m), fitted with a range of wall and base units with work surfaces over, integrated fridge and dishwasher, water softener, stainless steel undermount 1½ bowl sink with side drainer and mixer tap over, eye-level electric oven, electric hob with extractor fan over, tiled splashbacks, tiled flooring, breakfast bar, radiator and double glazed window.



UTILITY ROOM

7' 1" x 5' 1" (2.17m x 1.56m), with base units with work surfaces over, spaces for a washing machine and tumble dryer, wall-mounted gas-fired central heating boiler, tiled splashbacks, tiled flooring, radiator and door to the garden.



FIRST FLOOR LANDING

With double glazed window, airing cupboard, storage cupboard and radiator.

BEDROOM 1

12' 7" x 11' 6" (3.85m x 3.51m), with two double wardrobes, double glazed window and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, part-tiled walls, radiator and double glazed window.

BEDROOM 2

With fitted wardrobes, double glazed windows and radiator.

BEDROOM 3

11' 8" x 8' 6" (3.58m x 2.61m), with double wardrobe, double glazed window and radiator.

BEDROOM 4

10' 5" x 10' 5" (3.18m max x 3.18m), with double wardrobe, double glazed window and radiator.





BATHROOM

Fitted with a four piece suite comprising of shower cubicle, panelled bath, pedestal wash hand basin and close coupled WC, part-tiled walls, tiled flooring with underfloor heating, radiator and double glazed window.

OUTSIDE

The property sits on a generous corner plot with a driveway to the front providing off-street parking for multiple vehicles and access to the double garage. The detached double garage has twin up and over doors to the front aspect, a side personal door, light and power. The property has a front garden and a further south-facing rear garden which is laid mainly to lawn with a patio seating area, mature shrubs and flowerbeds.



WEBSITE
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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bid & Co and Gilson Gray who will be able to provide information to you upon 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 Walter 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.

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 536088 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 costs of financing your purchase.

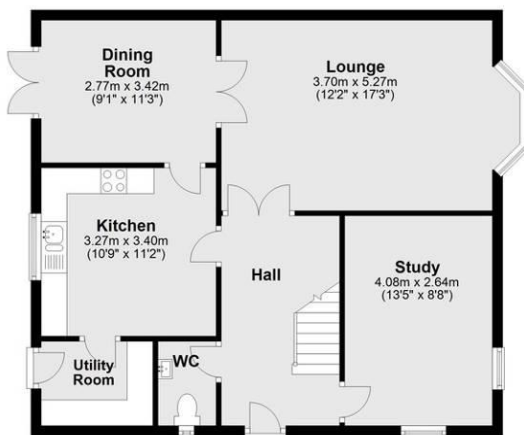
NOTE
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 given notice that:

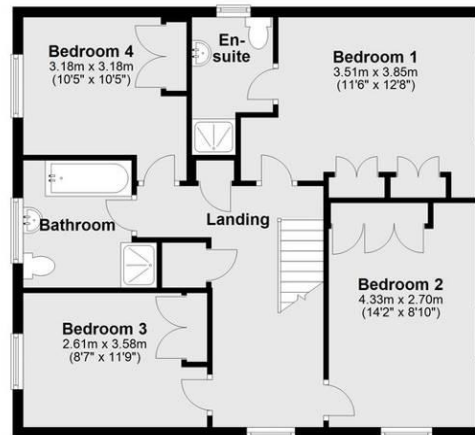
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Ground Floor
Approx. 68.3 sq. metres (734.6 sq. feet)



First Floor
Approx. 73.5 sq. metres (790.6 sq. feet)



Total area: approx. 141.7 sq. metres (1525.3 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 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.

