



1 St. Marys Avenue
Welton, Lincoln, LN2 3LN



Book a Viewing!

£225,000

A well-presented three bedroomed semi-detached house situated within the popular village of Welton and within walking distance of the village centre and a range of local shops and facilities. The property is also within a short walk from the village primary school and is accessible to William Farr Secondary School. Internally the property offers living accommodation to comprise of Entrance Hall, Lounge with opening into Kitchen Diner, Conservatory and a First Floor Landing leading to three Bedrooms and a Bathroom. Outside the property has a block paved driveway providing off road parking with a low maintenance gravelled area to the side providing further off road parking if required and double gates lead to a further block paved driveway which also gives access to the Detached Single Garage. To the rear of the property there is a lawned garden and a patio seating area.





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

ENTRANCE HALL

With external door, stairs to the first floor and radiator.

LOUNGE

12' 7" x 12' 6" (3.84m x 3.81m) With UPVC double glazed window, fire surround and hearth with gas fire inset and radiator.

KITCHEN/DINER

15' 9" x 10' 3" (4.8m x 3.12m) With UPVC double glazed window and external door, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, stainless steel sink unit and drainer, newly fitted integral oven, space for an integral microwave, four ring gas hob with extractor fan over, plumbing and space for dishwasher, space for fridge freezer and radiator.

CONSERVATORY

14' 4" x 7' 11" (4.37m x 2.41m) With UPVC double glazed windows and double doors, laminate flooring, radiator, power points and TV point.

FIRST FLOOR LANDING

With UPVC double glazed window and access to the roof void.

BEDROOM 1

12' 6" x 9' 5" (3.81m x 2.87m) With UPVC double glazed window, fitted wardrobe area and radiator.



BEDROOM 2

10' 9" x 8' 11" (3.28m x 2.72m) With UPVC double glazed window and radiator.

BEDROOM 3

8' 7" x 6' 8" (2.62m x 2.03m) With UPVC double glazed window, storage cupboard and radiator.

BATHROOM

6' 8" x 5' 7" (2.03m x 1.7m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin and bath with mains shower over, partly tiled walls, heated towel rail and extractor fan.



OUTSIDE

To the front of the property there is a block paved driveway providing off road parking with a low maintenance gravelled area to the side and double gates lead to a further block paved driveway which also gives access to the detached single garage with power point. To the rear of the property there is a lawned garden, a patio seating area and garden shed.





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

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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:

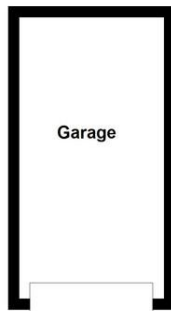
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Ground Floor

Approx. 28.3 sq. metres (305.0 sq. feet)

Garage
Approx. 14.0 sq. metres (150.6 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



Total area: approx. 77.7 sq. metres (836.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
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LN2 1AS

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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 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.

