



7 The Grove

Welton, LN2 3LX



Book a Viewing!

£270,000

Ready to move straight into, having recently undergone a programme of improvements, this well presented Three Bedroom Detached Bungalow occupies a generous corner plot close to the heart of the ever popular village of Welton, to the North of the Cathedral City of Lincoln. Offering spacious and well maintained accommodation throughout, the property comprises a welcoming entrance hall, comfortable lounge, breakfast kitchen, conservatory, inner hallway, three well proportioned bedrooms and a recently refitted contemporary shower room. Outside, the property enjoys a substantial block paved driveway providing ample off-road parking, together with a single garage incorporating a useful workshop. The generous corner plot features attractive, well maintained gardens, offering plenty of outdoor space to relax and enjoy. Combining spacious accommodation and excellent outside space with a desirable village location, within a five minute walk of the Coop with a Post Office and chemist, doctors surgery, cafe, local pub, village hall with regular activities and a bus stop to Lincoln City Centre. This superb bungalow is ready for immediate occupation and viewing is highly recommended. NO CHAIN.





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 laminate flooring.

LOUNGE

15' 4" x 11' 10" (4.69m x 3.63m) With double glazed window to the front aspect, decorative fireplace, laminate flooring and radiator.

KITCHEN/BREAKFAST ROOM

11' 7" x 11' 3" (3.54m x 3.44m) Fitted with a range of wall and base units with work surfaces over, electric oven and gas hob with extractor fan over, integrated fridge, space for washing machine, stainless steel 1½ bowl sink with side drainer and mixer tap over, breakfast bar, radiator and double glazed window to the front aspect.

CONSERVATORY

11' 2" x 9' 8" (3.42m x 2.95 m) With double glazed French doors to the garden and radiator.



INNER HALLWAY

With laminate flooring, airing cupboard and storage cupboard.

BEDROOM 1

11' 5" x 11' 5" (3.50m x 3.49m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

11' 4" x 8' 10" (3.47m x 2.71m) With double glazed window to the rear aspect, laminate flooring and radiator.

BEDROOM 3

8' 2" x 6' 5" (2.49m x 1.96m) With double glazed window to the rear aspect and radiator.



SHOWER ROOM

Recently refitted with a three piece suite comprising of walk-in shower cubicle with electric shower, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, part tiled walls and double glazed window to the side aspect.

OUTSIDE

The property sits on an extensive corner plot. To the front of the property there is a block paved driveway providing off-street parking for multiple vehicles and access to the single garage. To the side there is an enclosed gravelled garden. To the rear of the property there is an enclosed garden laid mainly to lawn with mature shrubs.

GARAGE

15' 1" x 8' 2" (4.61m x 2.51m) With electric up-and-over door, light and power.

WORKSHOP

11' 5" x 6' 2" (3.50m x 1.88m) With rear personal door, light and power.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





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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

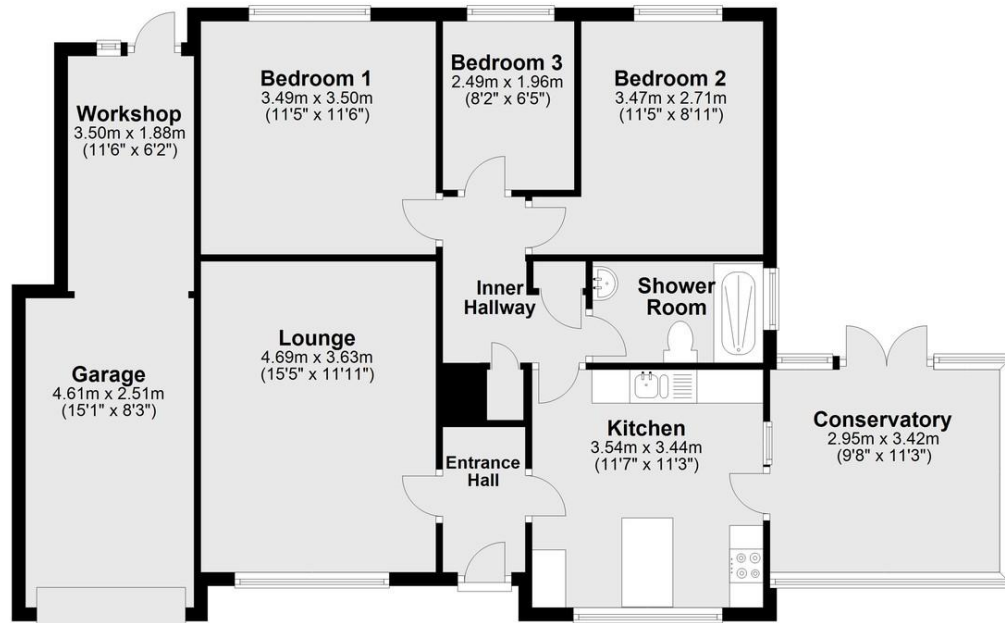
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Ground Floor

Approx. 100.3 sq. metres (1079.8 sq. feet)



Total area: approx. 100.3 sq. metres (1079.8 sq. feet)

For Illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
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01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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