



## Ty-Canol, Chancel Court

Welton, Lincoln, LN2 3NT



Book a Viewing!

**£495,000**

Ty-Canol (translated as "The Middle House") is a beautifully presented and thoughtfully upgraded four-bedroom detached family home, quietly positioned within an exclusive private development of just four individually designed homes, right in the heart of the ever-popular village of Welton. The property has been significantly improved by the current owners to create a modern, energy-efficient home of real style and substance, with high-quality finishes throughout, a versatile layout ideal for family living and a fantastic array of energy-saving systems that future-proof the home for years to come. The accommodation comprises of Entrance Hall, Lounge, Kitchen/Diner, Garden Room, Utility Room, WC and a First Floor Landing leading to four Bedrooms, En-suite to Bedroom 1 and a Family Bathroom. There is the added benefit of an Integral Garage, driveway and a rear garden. This is a rare opportunity to acquire a high-specification family home that combines comfortable modern living with exceptional energy performance in one of Lincolnshire's most desirable villages. Internal viewing is highly recommended to fully appreciate the quality and features on offer.





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### SERVICES

Mains electricity, water and drainage. Ty Canol is a truly future-ready home. In addition to the full solar PV and battery system, the property benefits from a state-of-the-art Mitsubishi Ecodan air source heat pump for domestic heating and hot water, a multi-fuel burner in the lounge, and an AGA in the kitchen. Security is enhanced by a Reolink smart security system with external lighting and cameras.

**EPC RATING** – A.

**COUNCIL TAX BAND** – E.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

### ACCOMMODATION

#### ENTRANCE HALL

With leaded UPVC window and door to the front aspect, stairs rising to the first-floor landing, radiator, telephone point and doors leading to the lounge, kitchen, WC and integral garage.





#### LOUNGE

16' 2" x 12' 11" (4.93m x 3.96m) A spacious dual-aspect room with two leaded UPVC windows to the front, multi-fuel burner with polished black marble granite hearth, wall lights, radiators and glazed double doors opening through to the dining area, creating a lovely open-plan feel with a touch of separation.

#### KITCHEN/DINER

9' 8" x 30' 1" (2.96m x 9.19m) Fitted with a stylish range of quality wall and base units with work surfaces over and complementary tiling below, incorporating a ceramic sink and drainer with mixer tap, integrated fridge and dishwasher and a dual-fuel Aga with gas ovens and electric hobs, ceramic tiled flooring throughout, two UPVC leaded windows overlooking the rear garden, space for a good-sized dining table, radiator and under-stairs storage cupboard. The dining area opens through to the garden room, providing a seamless flow of living space.



#### GARDEN ROOM

8' 8" x 12' 11" (2.65m x 3.96m) A fantastic addition to the home, this bright and airy space features a solid roof, ceramic tiled flooring, radiators, double-glazed windows and double doors leading out to the rear garden – ideal for year-round use and family entertaining.

#### UTILITY ROOM

6' 4" x 8' 9" (1.95m x 2.68m) With tiled flooring, UPVC window and door to the side aspect, base unit with worktop and inset stainless steel sink with drainer and mixer tap, wall-mounted cupboards, spaces for a freezer, washing machine and tumble dryer, complementary tiling and radiator.



#### WC

With leaded UPVC window to the side, tiled flooring, extractor fan, a modern suite comprising WC and wash hand basin.

#### FIRST FLOOR LANDING

A spacious landing area, UPVC leaded window to the front aspect, radiator, doors leading to all bedrooms, airing cupboard with shelving.

#### BEDROOM 1

10' 6" x 12' 11" (3.22m x 3.96m) A generous double bedroom with two leaded UPVC windows to the rear aspect, radiator, fitted wardrobes and door leading to the en-suite.



#### EN-SUITE

Fitted with a modern suite comprising shower cubicle, WC, wash hand basin, part-tiled walls, chrome towel radiator, extractor fan and UPVC leaded window to the side.

#### BEDROOM 2

9' 9" x 12' 11" (2.98m x 3.96m) Another good-sized double room with two leaded UPVC windows to the front aspect, radiators and loft access.

#### BEDROOM 3

9' 0" x 14' 10" (2.75m x 4.54m) With two leaded UPVC windows to the rear, radiators below and fitted double wardrobe.



#### BEDROOM 4

8' 4" x 8' 10" (2.55m x 2.70m) Also a double with two leaded UPVC windows to the front and radiator.

#### BATHROOM

5' 11" x 8' 10" (1.81m x 2.70m) A beautifully appointed four-piece suite comprising panelled bath, separate shower cubicle, WC and wash hand basin, part-tiled walls, chrome towel radiator, extractor fan and leaded UPVC window to the side aspect.

#### GARAGE

16' 6" x 8' 9" (5.05m x 2.68m) Accessed via the entrance hall and fitted with an electric roller door, sink with hot and cold water, lighting and power and a range of sustainability features including the full SolarEdge solar PV system and solar-fed EV charger.

#### OUTSIDE

The property is approached via a semi-private driveway leading to a block-paved parking area and the integral garage, with electric vehicle charging points and mature front planting providing an attractive kerb appeal. To the rear there is a beautifully landscaped garden featuring a paved seating area, well-stocked flowerbeds, mature shrubs and a log store.

#### 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

Sills & 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 thoroughly checked.

#### GENERAL

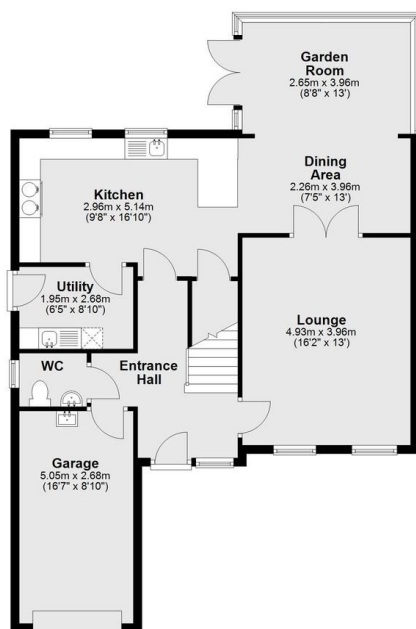
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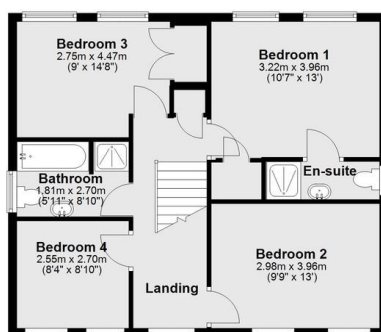
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Ground Floor



First Floor



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.

