



## 11 Prebend Lane

Welton, LN2 3JR



Book a Viewing!

**£230,000**

Situated in the heart of the ever popular village of Welton, this traditional Bay Fronted Detached Bungalow occupies a generous non-estate plot and offers spacious living accommodation throughout. The property comprises a porch, entrance hall, comfortable lounge, fitted kitchen, separate dining room, two well proportioned double bedrooms with fitted wardrobes and a shower room. Outside, the bungalow benefits from a large gravelled driveway providing ample off-road parking, a single garage and a generous enclosed rear garden, offering an excellent space for outdoor enjoyment. Properties in this desirable village location are always in high demand, 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**

**PORCH**

**HALL**

With two storage cupboards.

**LOUNGE**

13' 3" x 12' 5" (4.06m x 3.81m) With double glazed bay window to the front aspect and radiator.

**KITCHEN**

11' 5" x 10' 9" (3.48m x 3.28m) Fitted with a range of wall and base units with work surfaces over stainless steel sink with side drainer and mixer tap over, electric oven and hob with extractor fan, space for washing machine, tiled splashbacks, radiator, spotlights and double glazed window to the rear aspect.



#### DINING ROOM

8' 11" x 8' 1" (2.72m x 2.47m) With double glazed window to the rear aspect and door to the rear garden.

#### BEDROOM 1

13' 3" x 12' 4" (4.06m x 3.76m) With a range of fitted bedroom furniture including wardrobes, dressing table and drawers, double glazed bay window to the front aspect and radiator.

#### BEDROOM 2

10' 10" x 10' 10" (3.32m x 3.31m) With fitted wardrobes, double glazed window to the rear aspect and radiator.

#### SHOWER ROOM

5' 6" x 6' 4" (1.67m x 1.93m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit with storage beneath, tiled walls, radiator and double glazed window to the rear aspect.



#### OUTSIDE

To the front of the property there is a large gravelled driveway providing ample off-street parking for multiple vehicles and access to the single garage. There is a front garden with mature shrubs. To the rear there is a generous enclosed garden laid mainly to lawn with a patio seating area, mature shrubs, sheds and Summer House.

#### KEY FACTS FOR BUYERS

##### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – B.

**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](#)





**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](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**

<https://www.mundys.net/rdier/rdier>

**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**

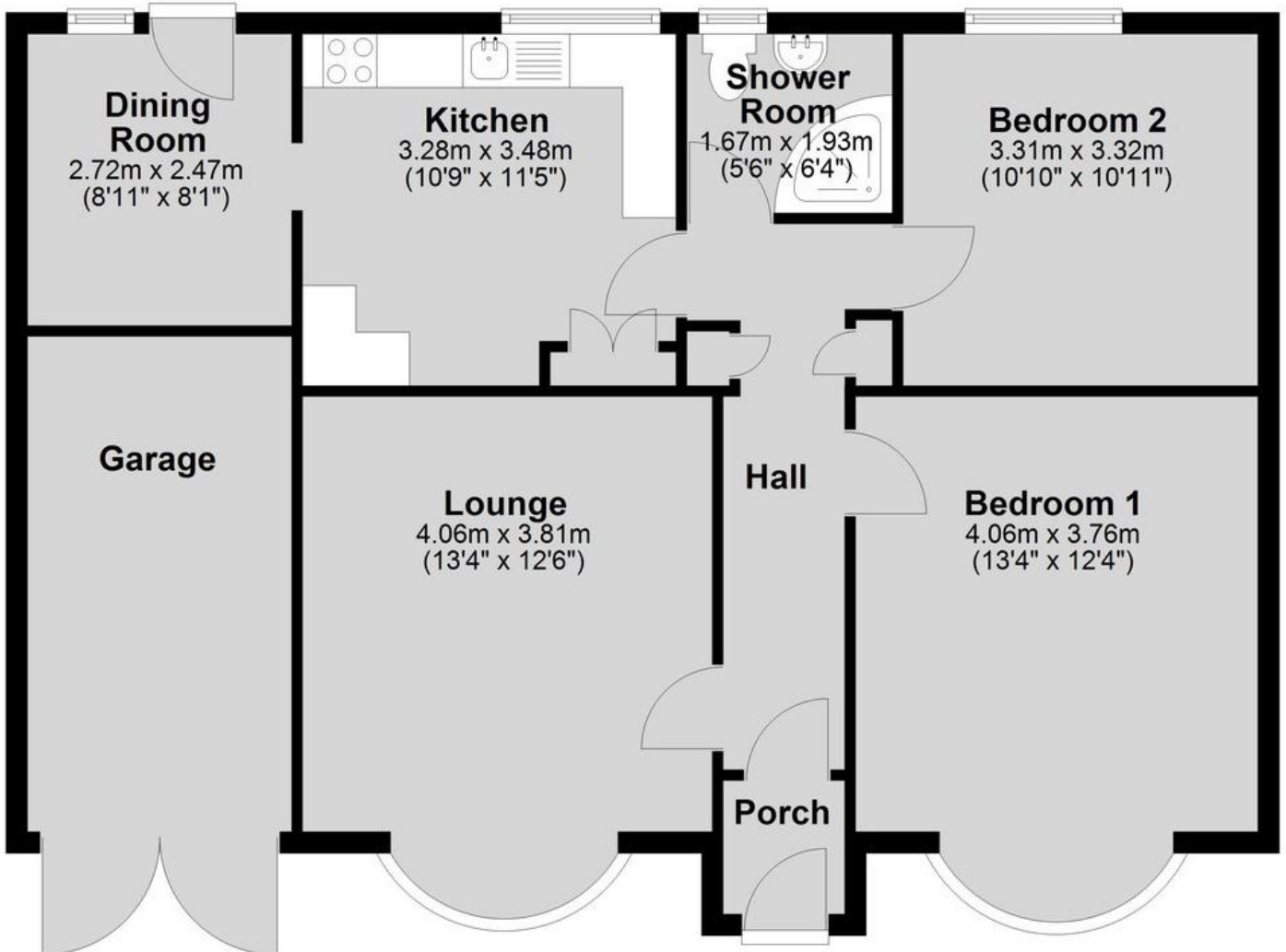
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundy is the trading name of Mundy Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

**Ground Floor**

Approx. 87.4 sq. metres (940.7 sq. feet)



Total area: approx. 87.4 sq. metres (940.7 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
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

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

