



4 Greenway

Welton, Lincoln, LN2 3LE



Book a Viewing!

£285,000

Situated in a quiet cul-de-sac within the highly sought after village of Welton, this spacious and extended four bedroom detached bungalow offers exceptionally versatile accommodation, thoughtfully adapted for full wheelchair accessibility while equally lending itself to modern family living. Beautifully presented throughout, the accommodation comprises a welcoming and spacious reception hallway, a generous lounge/dining room, a well appointed kitchen, four excellent sized bedrooms and a wet room. Externally, the property enjoys landscaped gardens to both the front and rear, a driveway providing off street parking for multiple vehicles and an attached single garage. Combining space, flexibility and accessibility in a desirable village setting, this superb home is worthy of an internal viewing to be fully appreciated. 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

19' 9 (max)" x 18' 6 (max)" (6.02m x 5.64m) With cupboard housing wall mounted gas fired central heating boiler, cloaks cupboard, laminate flooring and radiator.

LOUNGE/DINER

17' 1" x 15' 10" (5.22m x 4.83m) With two double glazed windows to the front aspect, gas fire set within a decorative fireplace, laminate flooring and radiator.

KITCHEN

16' 0" x 7' 10" (4.89m x 2.39m) Fitted with a range of wall units and drawers with accessible worktops, stainless steel sink with side drainer and mixer tap over, spaces for washing machine, dishwasher and fridge freezer, tiled splashbacks, eye level electric oven, induction hob with extractor fan over, radiator, door to the garden and double glazed windows to the front and side aspects.



BEDROOM 1

12' 5" x 10' 5" (3.79m x 3.18m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

14' 0" x 9' 5" (4.27m x 2.89m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

10' 7" x 9' 3" (3.24m x 2.83m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

10' 9" x 6' 5" (3.28m x 1.96m) With double glazed door to the rear garden, laminate flooring and radiator.



WET ROOM

Fitted with an accessible three piece suite comprising of wet room shower, accessible WC and pedestal wash hand basin, part tiled walls, airing cupboard, two double glazed windows to the side aspect and radiator.

OUTSIDE

To the front of the property there is a gravelled garden and a driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an electric roller door to the front, light and power. To the rear of the property there is a landscaped enclosed garden with gravelled area, raised flowerbeds and patio seating area.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

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 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

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/referral-fee/>

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

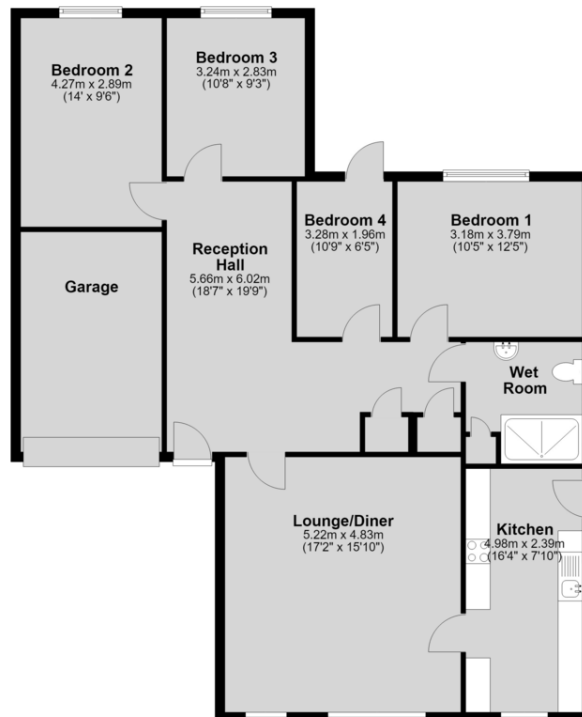
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundys 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. Mundys is the trading name of Mundys 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. 108.8 sq. metres (1171.0 sq. feet)
(excluding Garage)



Total area: approx. 108.8 sq. metres (1171.0 sq. feet)

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.



www.mundys.net

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