



7 Lark Drive

Wellingore, Lincoln, LN5 0DS

£265,000

NO ONWARD CHAIN - This is a larger than average three bedroomed detached family bungalow located in the popular cliff village of Wellingore. The property does require slight modernisation, but has internal accommodation to briefly comprise of Entrance Porch, Inner Hallway, three Bedrooms, Family Bathroom, Lounge, Kitchen Diner, Rear Entrance, Utility Room, Conservatory and Integral Garage. The property sits on a larger than average plot with extensive gardens to the front and rear and driveway to the side.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along the A607 Grantham Road, passing through the villages of Bracebridge Heath, Waddington, Harmston, Coleby and Boothby Graffoe. Continue along the A607 and proceed through the village of Navenby into Wellingore. Once in Wellingore turn left on to The Link and then take the second turning on the right on to Lark Drive where the property can be located.

LOCATION

Located in the popular village of Wellingore, approximately 10 miles from the historic Cathedral and University City of Lincoln. Wellingore has a full range of village shops including a pharmacy, butchers, hairdressers, tea room and bakers. There are also good road links to Newark, Grantham and the A1 and a regular bus service into the City of Lincoln and Grantham.



ENTRANCE PORCH

With uPVC window and door to the side aspect and glass panelled window and door to the Inner Hallway.

INNER HALLWAY

With doors to three Bedrooms, Family Bathroom, Kitchen and Lounge and radiator.

FAMILY BATHROOM

9' 4" x 7' 10" (2.86m x 2.40m) With uPVC windows to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator and tiled walls.

LOUNGE

11' 3" x 17' 5" (3.43m x 5.32m) With uPVC window to the front aspect, radiator, decorative fireplace and glass panelled doors leading to the Inner Hallway and Kitchen Diner.



KITCHEN DINER

14' 10" x 11' 11" (4.54m x 3.65m) With two uPVC windows to the rear aspect, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, stainless steel sink unit and drainer with mixer tap, spaces for a cooker, fridge and washing machine and glass panelled doors to the Lounge, Inner Hallway, Rear Entrance, airing cupboard and Pantry.

REAR ENTRANCE

3' 7" x 6' 0" (1.10m x 1.85 m) With uPVC door to the rear aspect, radiator, doors leading to the Kitchen Diner, Utility Room and Garage.

UTILITY

6' 2" x 5' 9" (1.88m x 1.76m) With space for an automatic washing machine, power and lighting.

BEDROOM 1

15' 2" x 11' 4" (4.63m x 3.46m) With uPVC window to the front aspect and radiator.

BEDROOM 2

7' 11" x 8' 1" (2.43m x 2.48m) With uPVC window to the side aspect, radiator and laminate flooring.

BEDROOM 3

8' 5" x 11' 10" (2.59m x 3.63m) With sliding doors leading to the Conservatory, fitted wardrobes and radiator.

CLOAKROOM

10' 5" x 7' 10" (3.19m x 2.41m) With uPVC windows and doors to the rear garden and radiator.

OUTSIDE

To the front of the property there is a lawned garden with flower beds and a driveway to the side providing ample off road parking and giving access to the Integral Garage. To the rear of the property there is an extensive lawned garden with paved seating area, flower beds and greenhouse.





GARAGE

9' 11" x 17' 7" (3.03m x 5.37m) With up and over door to the front, window to the side aspect, power, lighting and access to the roof void.

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

Move with Us and Silb and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Silb & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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.

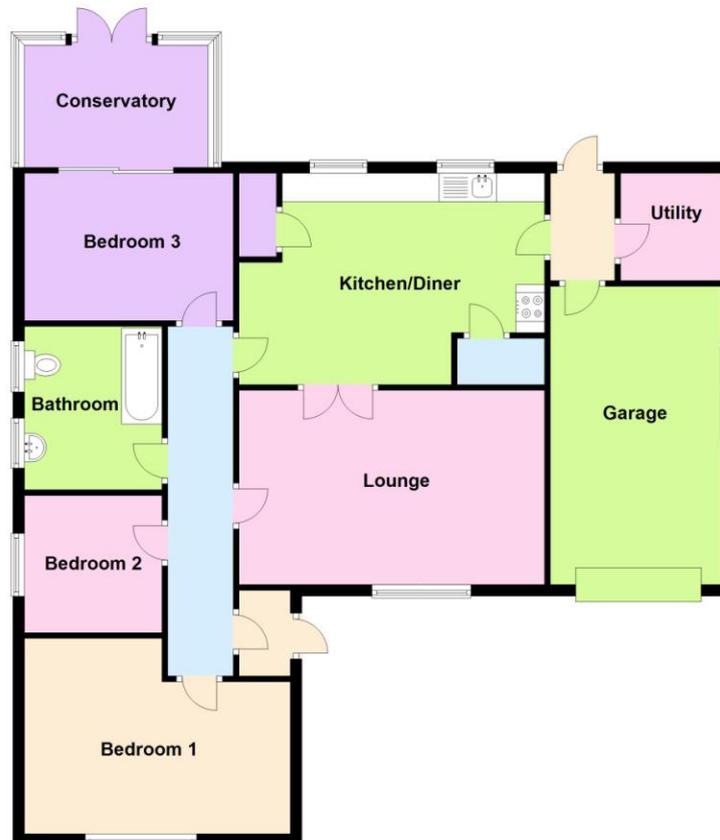
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Ground Floor



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