



9 Bishops Place

Welton, Lincoln, LN2 3FR

£345,000

A well presented four bedrooned detached family home situated in this pleasant location within the popular village of Welton. The internal accommodation briefly comprises of Main Entrance Hall, Cloakroom, Lounge, Dining Room, Fitted Dining Kitchen, Utility Room, Conservatory and First Floor Landing leading to four Bedrooms, En-Suite to the Master Bedroom and Family Bathroom. Outside there are gardens, driveway and Double Detached Garage. The property further benefits from gas central heating and viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head North out of Lincoln on the A46, continue along and at the roundabout turn left where signposted towards Welton. Continue along Lincoln Road taking you into the village and passing the William Farr Secondary School. Upon entering the centre of the village, turn left on to Cliff Road and proceed along, turning right on to Prebend Lane. Proceed along Prebend Lane, turning left on to Kingsway, eventually taking you on to Bishops Close.

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.

ENTRANCE HALL

With double glazed main entrance door, stairs to the First Floor Landing, single radiator, coving to ceiling and dado rail.



CLOAKROOM

With WC, wash basin, double radiator, extractor and double glazed window to rear elevation.

LOUNGE

19' 0" x 11' 7" (5.79m x 3.53m) With double glazed window to front elevation, double glazed sliding patio doors to Conservatory, dado rail, feature fireplace and double and single radiators.

DINING ROOM

10' 5" x 9' 3" (3.18m x 2.82m) With double glazed window to rear elevation, double radiator, dado rail and coving to ceiling.

CONSERVATORY

11' 9" x 9' 3" (max measurements to window frames) (3.58m x 2.82m) With uPVC double glazed window, electric heater, tiled floor and uPVC double doors.



DINING KITCHEN

15' 10" x 9' 3" (4.83m x 2.82m) Fitted with a range of wall, base units and drawers with work surfaces over, tiled floor, 1 1/2 bowl sink unit and drainer, part tiled surround, coving to ceiling, two double radiators, fitted double oven and electric hob, two double glazed windows to front elevation and double glazed bay window to side elevation.

UTILITY ROOM

9' 2" x 5' 2" (2.79m x 1.57m) With fitted base cupboard with work surface over, plumbing for washing machine, tiled floor, sink unit and drainer, Baxi gas central heating boiler, coving to ceiling, double glazed window to side elevation and double glazed side entrance door.

FIRST FLOOR LANDING

With double glazed window to rear elevation, coving to ceiling, access to roof void, single radiator and airing cupboard housing the hot water cylinder.

MASTER BEDROOM

19' 10" (max into door recess) 11' 10" (min to fitted wardrobes) x 11' 7" (6.05m (max) 3.61m (min) x 3.53m) With double glazed window to front elevation, single radiator and built-in wardrobes.

EN-SUITE

With suite to comprise of WC, wash hand basin and fitted shower cubicle, towel radiator, part tiled surround, extractor fan, coving to ceiling and double glazed window to rear elevation.

BEDROOM 2

12' 3" x 9' 7" (3.73m x 2.92m) With double glazed window to front elevation, double radiator and coving to ceiling.

BEDROOM 3

9' 2" x 8' 6" (2.79m x 2.59m) With double glazed window to rear elevation, single radiator and coving to ceiling.

BEDROOM 4

9' 8" (max) x 8' 10" (2.95m x 2.69m) With double glazed window to front elevation, double radiator, built-in double wardrobe and storage cupboard.

BATHROOM

With suite to comprise of bath with shower attachment, WC and wash hand basin, part tiled surround, extractor fan, single radiator and double glazed window to rear elevation.





OUTSIDE

The property is situated in a pleasant position with gardens to both the front and rear. Front lawned garden with a variety of flower beds and shrubs. There is a driveway providing off road parking for vehicles and giving access to the Double Garage with two up and over doors, light and power. Rear garden with lawn and patio area and a variety of flower beds, shrubs and borders.

WEBSITE

Our detailed web site 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.

REFERRED FEE INFORMATION - WHO WE MAY REFER YOU TO

Move with Us and Sils 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 Sils & Betteridge then we will receive a fee of £150 irrespective of whether 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 thoroughly checked.

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Ground Floor



First Floor



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