

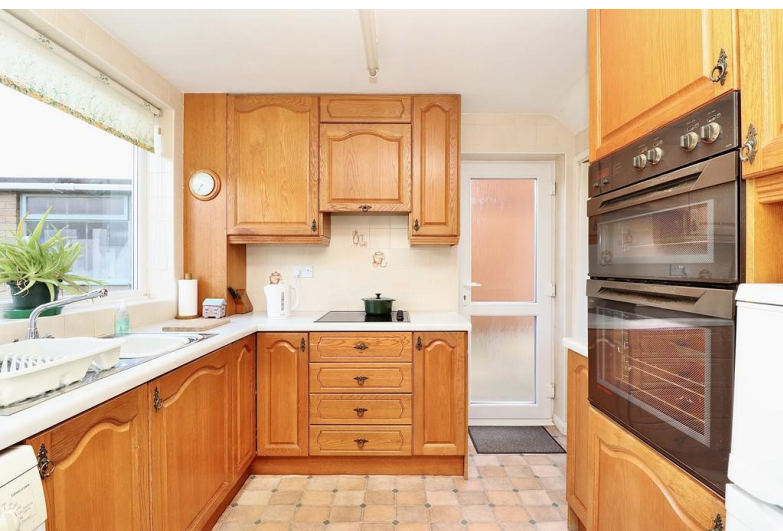


20 Westhall Road

Welton, Lincoln, LN2 3NR

£215,000

NO ONWARD CHAIN - A three bedroomed semi-detached house situated within the popular village of Welton. The property sits set back from the road with a lawned garden to the front and a driveway to the side providing off road parking and giving access to the Single Garage. There is a further lawned garden to the rear with a shed. Internally, the property offers living accommodation to briefly comprise of Hallway, Lounge, Dining Area, Kitchen and First Floor Landing leading to three Bedrooms and Bathroom. Viewing is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – B

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village of Welton on Lincoln Road, proceed to the centre of the village and bear right and continue along Ryland Road. At the mini roundabout turn left on to Hackthorn Road and then left again on to Westhall Road and the property can be located on the right hand side.

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

With uPVC double glazed door to front elevation, stairs to the First Floor Landing and radiator.

LOUNGE

13' 5" x 13' 5" (4.09m x 4.09m) With uPVC double glazed window to front elevation, fire surround and hearth with electric fire inset and radiator.

DINING AREA

8' 10" x 7' 10" (2.69m x 2.39m) With uPVC double glazed window to rear elevation and radiator.

KITCHEN

8' 10" x 8' 2" (2.69m x 2.49m) With uPVC double glazed window to rear elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, stainless steel sink unit and drainer, integral double oven and four ring ceramic hob with extractor fan over, plumbing and space for a washing machine, space for a fridge freezer and under stairs storage cupboard.



FIRST FLOOR LANDING

With uPVC double glazed window to side elevation, radiator, access to roof void and airing cupboard housing the hot water cylinder and gas fired central heating boiler.

BEDROOM 1

11' 4" x 9' 3" (3.45m x 2.82m) With uPVC double glazed window to front elevation, fitted wardrobes and drawers and radiator.



BEDROOM 2

11' 0" x 8' 5" (3.35m x 2.57m) With uPVC double glazed window to rear elevation and radiator.

BEDROOM 3

8' 6" x 6' 10" (2.59m x 2.08m) With uPVC double glazed window to front elevation and radiator.

BATHROOM

7' 10" x 5' 5" (2.39m x 1.65m) With uPVC double glazed window to rear elevation, vinyl flooring, suite to comprise of low level WC, vanity wash hand basin and bath with mains shower over, partly tiled walls and radiator.

GARAGE

19' 1" x 8' 5" (5.82m x 2.57m) With up and over door, window and door to side, power and lighting.

OUTSIDE

To the front of the property there is a lawned garden with flower beds and there is a driveway to the side providing off road parking and giving access to the Single Garage. To the rear of the property there is a lawned garden with flower beds and garden shed.





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

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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers 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 and J Walter 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.

Westaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 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.

GENERAL

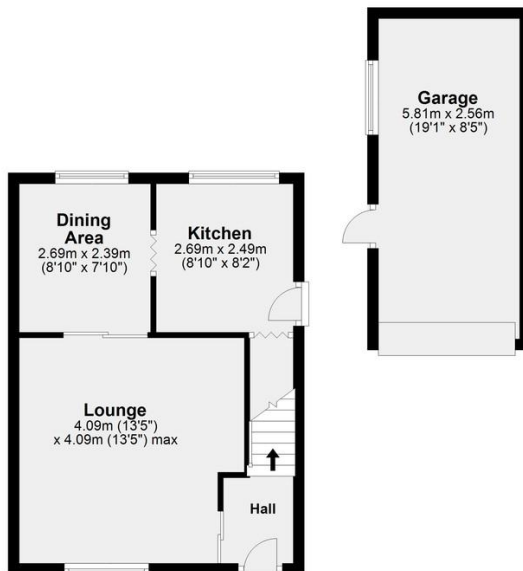
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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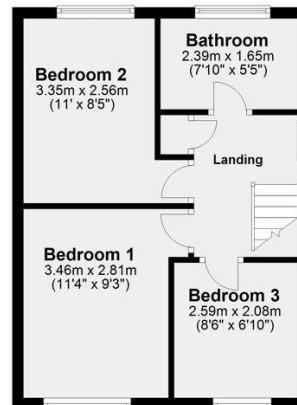
Ground Floor

Approx. 49.1 sq. metres (529.0 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



Total area: approx. 84.4 sq. metres (908.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

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