



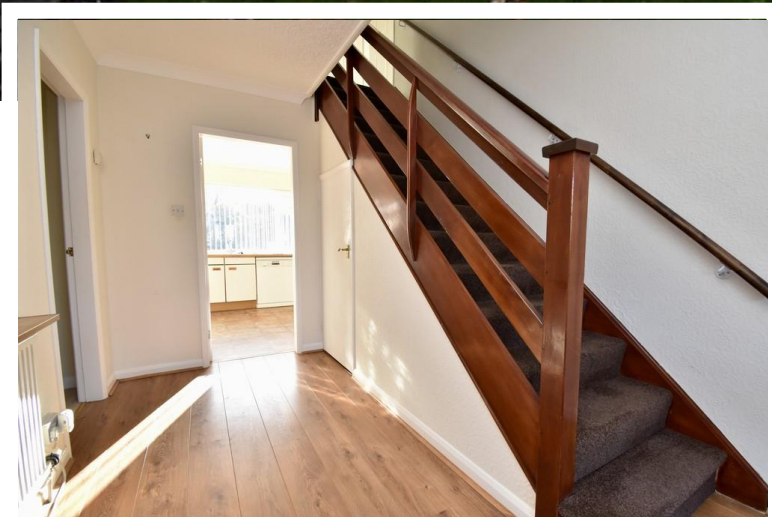
14 Beckhall

Welton, Lincoln, LN2 3LJ

£340,000

NO ONWARD CHAIN - This is a good sized four bedroomed detached family home located in the centre of the popular village of Welton and being close the William Farr School. Internally the accommodation comprises of Entrance Porch, Inner Hallway, Lounge Diner, Conservatory, Kitchen, Utility Room, WC and First Floor Floor Landing leading to four Bedrooms and Family Shower Room. Outside the property is approached via a block paved driveway which gives access to the Integral Garage, there is a decorative gravelled garden to the side of the driveway. To the rear of the property there is a lawned garden with flower beds and paved seating area.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along the A46, turn left where signposted towards Welton on Lincoln Road, proceed along Lincoln Road, taking you past the William Farr School on the right hand side. Turn right onto Beckhall and immediately right onto Beckhall again, which is a cul-de-sac, where the property can be located.

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 PORCH

5' 10" x 7' 8" (1.78m x 2.34m) With uPVC windows and door to the front, radiator and glass panelled door and window to the Inner Hallway.

INNER HALLWAY

With stairs to the First Floor Landing, wooden flooring, under stairs storage cupboard, coving to ceiling and doors leading to the Lounge Diner and Kitchen.

LOUNGE DINER

23' 2" x 13' 11" (7.07m x 4.25m) With uPVC window to the front, radiators, coving to ceiling, serving hatch to the Kitchen, door to the Inner Hallway and sliding doors leading to the Conservatory.

CONSERVATORY

10' 7" x 12' 0" (3.23m x 3.67m) With uPVC window and double doors to the rear garden, tiled flooring, electric heater, ceiling fan and light and fitted blinds.

KITCHEN

10' 2" x 13' 3" (3.10m x 4.05m) With uPVC window to the rear, doors to the Utility Room and Inner Hallway, coving to ceiling, fitted with a range of wall, base units and drawers with work surfaces over, partly tiled walls, integral oven and four ring gas hob with extractor fan over, stainless steel sink unit and drainer, breakfast bar, serving hatch to the Lounge Diner, coving to ceiling and spaces for a dishwasher and fridge.

UTILITY ROOM

10' 2" x 2' 11" (3.10m x 0.89m) With uPVC door to the rear, radiator, plumbing and space for a washing machine, space for a tumble dryer and doors to the WC and Kitchen.

WC

6' 5" x 2' 10" (1.98m x 0.87m) With uPVC window to the rear, WC, wash hand basin, radiator and partly tiled walls.

FIRST FLOOR LANDING

With uPVC window to the front and doors to four Bedrooms, Shower Room and double storage cupboard.

BEDROOM 1

10' 5" x 13' 11" (3.20m x 4.25m) With uPVC window to the front, fitted wardrobe, radiator and coving to ceiling.

BEDROOM 2

10' 11" x 11' 10" (3.35m x 3.63m) With uPVC window to the rear, radiator, fitted wardrobe and coving to ceiling.

BEDROOM 3

9' 10" x 9' 1" (3.02m x 2.79m) With uPVC window to the front, fitted wardrobe, radiator and coving to ceiling.

BEDROOM 4

10' 11" x 9' 1" (3.34m x 2.79m) With uPVC window to the rear, radiator, fitted wardrobe and coving to ceiling.

SHOWER ROOM

6' 5" x 9' 11" (1.98m x 3.04m) With uPVC window to the rear, suite to comprise of WC, bidet, wash hand basin with vanity cupboard and shower cubicle with mermaid boarding, tiled floor, radiator and extractor fan.





GARAGE

18' 10" x 10' 2" (5.75m x 3.10m) With up and over door to the front, window to the side, power and lighting.

OUTSIDE

To the front of the property there is a gravelled garden with a block paved driveway to the side providing off road parking and giving access to the Garage. There is side gated access to the rear of the property which is principally laid to lawn with a paved seating area, flower beds, mature shrubs and trees.

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

BUYING 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/SPECIALLY TRAINED VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & 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 them we will receive a referral fee of up to £125.

Westaby Financial Services who 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

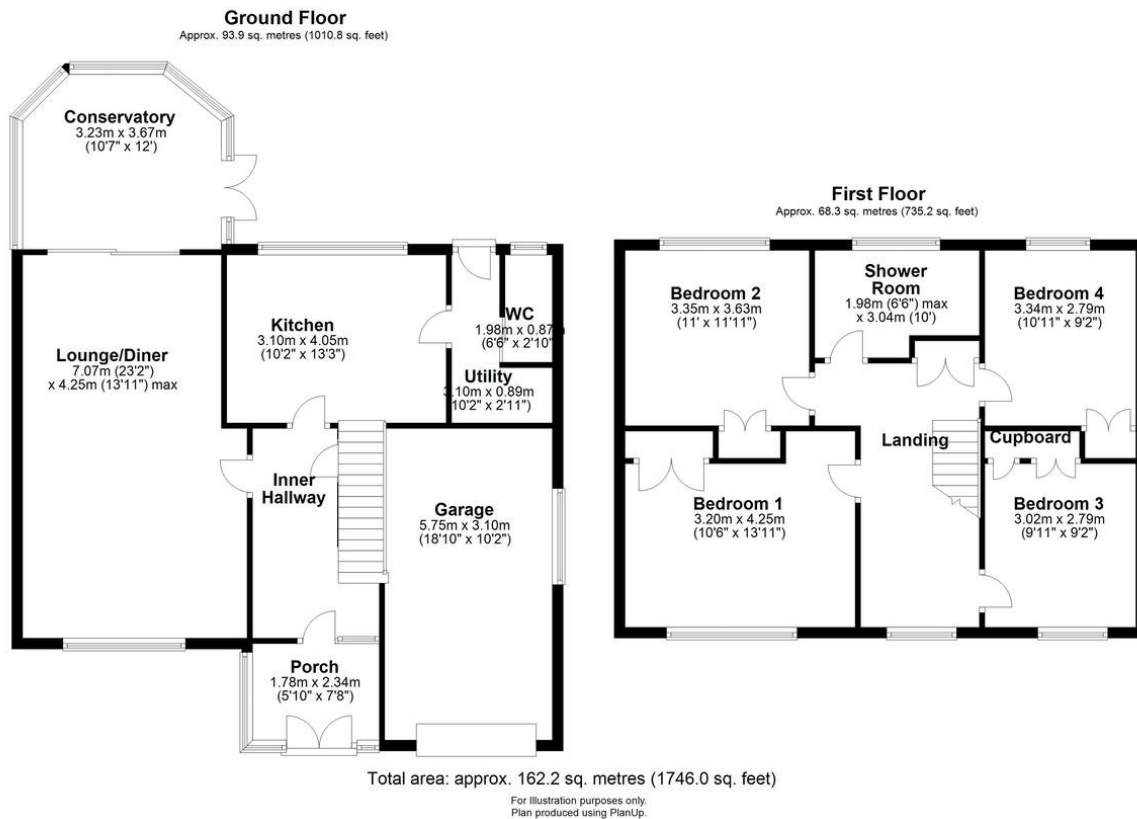
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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 are for their own use and the vendors (Lessors) for whom they act as Agents give no guarantee:

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 whatsoever 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 yourself 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. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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

