



The Spinneys, Welton, Lincoln, LN2 3TU

welcome to

The Spinneys, Welton, Lincoln

A two bedroom property situated in the highly sought-after village of Welton, offered with no onward chain. Benefitting from a rear garden and allocated parking, this is an excellent opportunity for investors or first time buyers.



Entrance Hall

With double glazed front door and stairs rising to first floor.

Lounge

With double glazed window to the front and radiator.

Kitchen / Diner

With double glazed window to the rear, double glazed French doors opening to the rear garden, a fitted kitchen in a range of wall and base units with work surfaces, sink and drainer, space and plumbing for washing machine, wall mounted boiler, space for fridge freezer and tiled splashback.

Bedroom One

With double glazed window to the front, radiator and storage cupboard.

Bedroom Two

With double glazed window to the rear and radiator.

Bathroom

With double glazed window to the rear, bath with wall mounted shower over, wc, wash hand basin, storage cupboard, radiator and extractor fan.

Agents Note

68 years lease remaining, we advise potential purchasers to seek advice regarding the mortgagability of this property.



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The Spinneys, Welton Lincoln

- SEMI DETACHED HOME
- NO ONWARD CHAIN
- TWO BEDROOMS
- ALLOCATED PARKING
- REAR GARDEN

Tenure: Leasehold

EPC Rating: C

Council Tax Band: A

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

LCR123451 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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