



20 Cliff Road
Welton, LN2 3JJ

OIRO £385,000

NO ONWARD CHAIN - A larger than average four bedroomed detached family bungalow located in this prime location to the centre of the popular village of Welton. The property has been extended and greatly improved by the current owners and has accommodation to comprise of Entrance Porch, Hallway, Four Bedrooms, Bathroom, Shower Room, Rear Entrance, Utility Room, Kitchen Diner, Dining Room, Lounge and Conservatory. Outside there are gardens to the front and rear and a driveway providing off road parking and giving access to the Integral Garage. Viewing of the property is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING - D

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln on the A15, proceed past the Lincolnshire Showground and at the mini-roundabout proceed straight across along the A15. Before RAF Scampton turn right where signposted towards Welton on Heath Lane. Continue along Heath Lane which turns into Cliff Road and the property can be located on the left 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 primary and high schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.



ACCOMMODATION

ENTRANCE PORCH

9' 10" x 5' 0" (3.32m x 1.53m) , with UPVC windows and doors to the front aspect, glass panelled door and windows into the hallway.

HALLWAY

11' 1" x 12' 1" (3.39m x 3.69m) , with doors to three bedrooms, family bathroom and rear hallway, parquet wooden flooring and radiator.

BEDROOM /SITTING ROOM

14' 8" x 14' 11" (4.48m x 4.55m) , with UPVC window to the front aspect, gas wall heater and radiator.

BEDROOM 1

14' 9" x 13' 2" (4.52m x 4.03m) , with UPVC window to the front aspect and radiator.

BEDROOM 2

12' 0" x 12' 0" (3.67m x 3.66m) , with UPVC window to the rear aspect and radiator.

FAMILY BATHROOM

8' 5" x 7' 4" (2.59m x 2.26m) , with UPVC window to the rear aspect, suite to comprise of bath, separate shower, WC and wash hand basin, partly tiled walls and towel radiator.

KITCHEN DINER

17' 3" x 11' 1" (5.26m x 3.40m) , with UPVC windows and doors to the side aspect, tiled flooring, fitted with base units and drawers with work surfaces over, sink unit and drainer with mixer tap above, spaces for a range cooker, dishwasher, and fridge, wall mounted cupboards, radiator and feature glass wall.

REAR HALL

With solid oak flooring on concrete and doors to the utility room, kitchen, dining room and side entrance.

UTILITY ROOM

5' 8" x 7' 1" (1.75m x 2.16m) , with cupboards, work surface with space for automatic washing and wall mounted gas central heating boiler.

SIDE ENTRANCE

With UPVC door to the side aspect, tiled flooring and door to the shower room.

SHOWER ROOM

7' 0" x 4' 0" (2.14m x 1.23m) , with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, radiator, tiled flooring and partly tiled walls.

DINING ROOM

11' 5" x 11' 10" (3.49m x 3.62m) , with UPVC double doors to the conservatory, doors to the lounge and bedroom 4 and solid oak flooring on concrete.

BEDROOM 4





11' 9" x 11' 11" (3.59m x 3.64m) , with UPVC window to the side aspect and radiator.

CONSERVATORY

9' 4" x 6' 3" (2.85m x 1.93m) , with UPVC windows and doors to the rear garden.

LOUNGE

15' 8" x 23' 3" (4.80m x 7.09m) , with UPVC windows to the side aspects, UPVC window and doors to the rear garden, multi-fuel burner, radiator and solid oak flooring on insulated concrete.

OUTSIDE

To the front of the property there are mature shrubs and trees and a large gravelled driveway providing ample off road parking and giving access to the integral garage. To the rear of the property there is a paved seating area, lawned garden, flowerbeds, shed, pond, mature shrubs and trees.

GARAGE

11' 0" x 18' 7" (3.37m x 5.67m) , with UPVC door and window to the rear aspect, up and over door to the front aspect, power and lighting.

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

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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.

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Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto 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.

GENERAL

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