



The Spinneys, Welton, LN2 3TU

- Semi Detached House
- 3 Bedrooms
- Lounge Diner
- Fitted Kitchen
- Conservatory
- Front & Rear Gardens
- Single Garage
- Popular Village Location

Draft Particulars - Awaiting Vendors Approval **£209,995**

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The Spinneys, Welton, Lincoln, LN2 3TU

Enjoying a sought after village location in Welton is this 3 bedroom semi detached house on The Spinneys. Accommodation briefly comprises lounge diner, kitchen and a recently fitted conservatory. Rising to the first floor there are 3 bedrooms and a 3 piece bathroom suite. To the rear of the property there is a generous sized garden enclosed with fenced perimeters, mostly laid to lawn with timber decking seating area, single detached garage with ample parking for a minimum of 3 vehicles to the front of the property. The village of Welton is well regarded due to its excellent William Farr secondary school, St Marys Co E primary academy, doctors surgery, public houses, Co-op foodstore, pharmacy and post office, regular bus route to and from the Cathedral city of Lincoln. Please contact Starkey&Brown on 01522 845 845 to arrange a viewing.

Entrance Hall

Having uPVC double glazed door to side aspect, stairs rising to first floor and access to:

Lounge

14' 3" x 11' 7" (4.34m x 3.53m)

Having uPVC double glazed bay window to front aspect, feature fireplace, radiator and coved ceiling.

Dining Room

8' 10" x 8' 10" (2.69m x 2.69m)

Having understairs storage cupboard, radiator, coved ceiling and access to:

Conservatory

9' 6" x 10' 1" (2.89m x 3.07m)

Being brick built base with uPVC surround and French doors leading onto rear garden. Access into:

Kitchen

8' 4" x 8' 2" (2.54m x 2.49m)

Having uPVC double glazed window to rear aspect, uPVC door to side aspect leading onto driveway, a range of base and eye level units, counter worktops, integral oven, 4 ring hob, sink and drainer unit, space and plumbing for further appliances.

First Floor Landing

Having loft access and airing cupboard housing hot water cylinder.

Bedroom 1

8' 10" x 11' 0" (2.69m x 3.35m)

Having uPVC double glazed window to front aspect, radiator and coved ceiling.

Bedroom 2

9' 6" x 8' 10" (2.89m x 2.69m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 3

6' 3" x 8' 3" (1.90m x 2.51m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

5' 5" x 8' 3" (1.65m x 2.51m)

Having low level WC, pedestal wash hand basin unit, panelled bath with shower head over and uPVC double glazed frosted window to front aspect.

Outside Rear

Having enclosed garden which is mostly laid to lawn, boarded with mature shrubs and flower beds and enclosed perimeters, outside water supply, timber decking area and side access to front of the property.

Outside Front

Having gravelled driveway with lawned front garden and access to single garage.

Single Garage

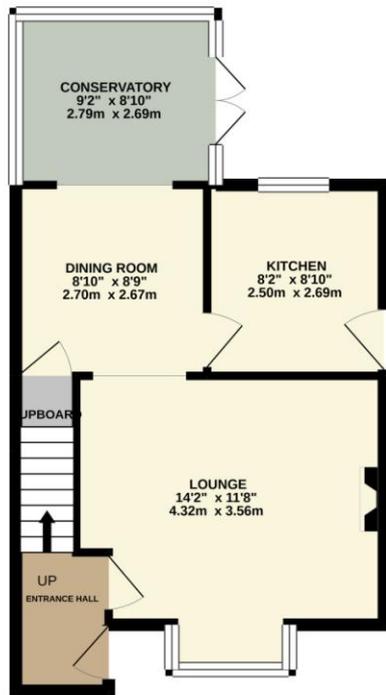
Having power and lighting, up and over door.

Council Tax Band: B

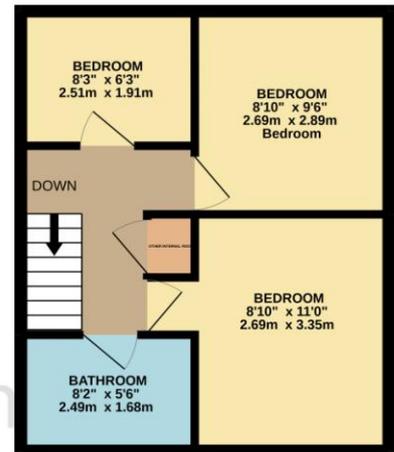




GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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