



34, Brinkhall Way

| Welton | LN2 3NS

£234,950



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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A Well Presented Detached Bungalow in the Popular Village of Welton. It is a large village with vibrant community and plenty going on centred around St Mary's Church, the Methodist Chapel and the Black Bull Pub which hosts a Quiz Night every Tuesday. From Pre-Schools to Secondary Schooling, this is all looked after very well within the village, along with a good Village Hall which also puts on many events throughout the calendar and can be hired out for private functions. There is a Post Office, Co-Op, a monthly Farmers & Craft Market and Health Centre, whilst Lincoln City Centre is just under seven miles distance.

The Bungalow is presented in Good Order and has a Modern, Re-Fitted Kitchen. It is warmed by Gas radiator central heating and retained by uPVC double glazing. It's nice to be able to offer this home for sale in a condition that is ready to move into. The accommodation comprises in brief: Entrance Lobby, Lounge/Diner, Inner Hall/Study Area, Kitchen, Three Bedrooms, Bathroom and En-Suite Shower Room. Outside there are Gardens to Front and Rear, a Driveway and being positioned where it is on Brinkhall Way, there is also a handy parking bay to the front, perfect for when visitors come. This home is offered For Sale with No Onward Chain.

- Detached Village Bungalow
- Presented in Good Order
- Good Sized Lounge/Diner
- Bathroom plus En-Suite
- Large Village with Amenities
- Modern Re-Fitted Kitchen
- Three Bedrooms
- No Onward Chain

Entrance Lobby

Approached through uPVC entrance door with double glazed insert having 'diamond shaped' leaded features. Matching Side screen adjacent. Radiator. Half panelled inner door to:-

Lounge/Diner

15'7" x 17'5" into bay (4.75m x 5.31m into bay)
Walk-in square bay window to the front. One double and one single radiator. Wood style flooring. Half panelled door to:-





Inner lobby/Study Area

5'8 x 8'10 (1.73m x 2.69m)

Double radiator. Doors off.

Re-Fitted Kitchen

12'2 x 8'2 (3.71m x 2.49m)

Range of modern grey wall and base units. Ash effect work-surfaces with inset single drainer stainless steel sink top. Gas hob with extractor over in stainless steel and glass canopy. Built-in electric double oven. Grey 'Metro' style tiling. Gas boiler. Window to rear. Radiator. Half uPVC panel and half double glazed door to side.

Bedroom One

11'0 x 8'9" plus wardrobes (3.35m x 2.67m plus wardrobes)

Window to the front. Radiator. Built-in Wardrobe. Door leading to En-Suite Shower Room.

En-Suite Shower Room

Corner shower cubicle. Low level w.c. Wash hand basin. Radiator. Tiling to water sensitive areas.

Bedroom Two

12'0" x 9'7" into recess but plus wardrobe (3.66m x 2.92m into recess but plus wardrobe)

Window to the rear. Double radiator. Built-in double wardrobe.

Bedroom Three

9'2" x 8'9" (2.79m x 2.67m)

Window to the rear. Radiator.

Bathroom

White suite of panelled bath having mixer/shower tap attachment over. Wash hand basin. Low level w.c. Tiled floor and tiling to water sensitive areas. Heated chrome towel rail.

Front Garden

Lawn and Driveway providing parking for one car. The bungalow is also positioned next to a handy parking bay, which provides more visitor parking.

Rear Garden

Gated access. Cold water tap. Patio. Lawn. Garden shed.

Additional Information

Tenure: Freehold

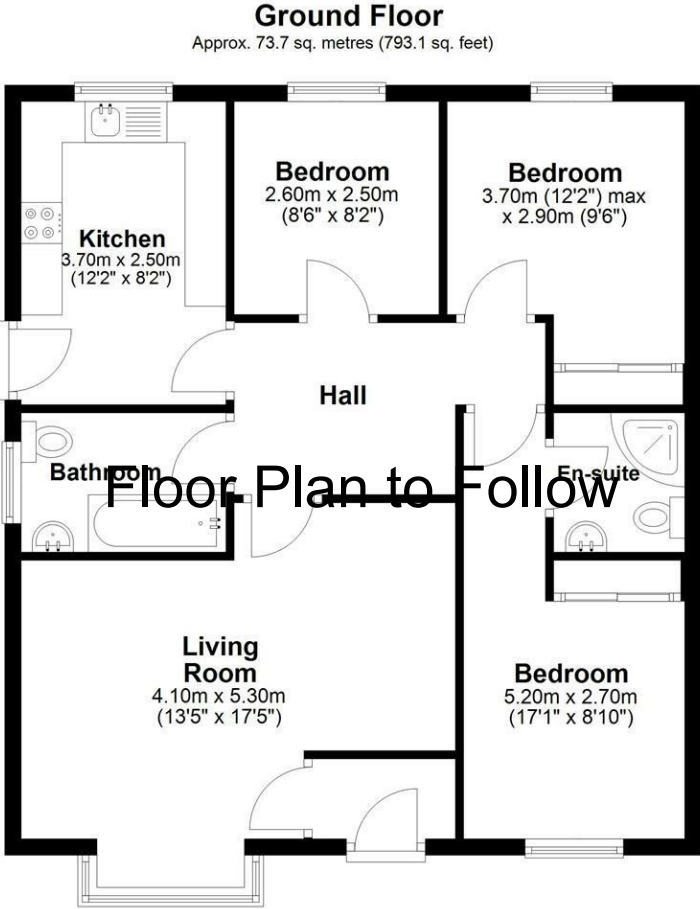
Council Tax Band: B - West Lindsey

EPC Rating: D

Services: All mains services are connected



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	72
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 73.7 sq. metres (793.1 sq. feet)
Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
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Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.