



11, Spring Court

| Welton, Lincoln | LN2 3TF

Offers In The Region Of
£210,000



Perkins George Mawer & Co.

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

11

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A Well Presented Semi Detached Home in the popular village of Welton ideal location for commuting to the City of Lincoln and in the catchment for the popular William Farr Secondary School. Welton has a bustling community vibe with plenty of Local Shops and Services including a Co-Op Food Store, Paper Shop, Post Office, Cafes and The Black Bull pub.

The accommodation is warmed gas central heating and retained by uPVC double glazing, it comprises in brief: Entrance Porch, Living Area opening to Dining Area with archway to Re-Fitted Kitchen. There are Three Bedrooms and a Bathroom on the First Floor. Outside there is a Front Garden, Block Paved Driveway with parking for three cars, a Single Garage and a Decent Sized Rear Garden.

- Sought After Village of Welton
- Quiet Cul-de-Sac Location
- Re-Fitted Kitchen Area
- Gardens, Parking and Garage
- William Farr School Catchment
- Open Plan Living & Dining
- Three Bedrooms & Bathroom
- No Onward Chain

Entrance Porch

Via uPVC entrance door with two double glazed inserts. Half panelled inner door to Living Area.

Living Area

12'10 x 12'11 min (3.91m x 3.94m min)

Bow window to the front. Dado rail. Radiator. Coving. Fireplace. Staircase leading to the first floor. Archway leading through to the Dining Area.

Dining Area

9'6 x 7'6 (2.90m x 2.29m)

uPVC double glazed, double opening doors leading out on to the Rear Garden. Coving. Radiator. Dado rail. Archway leading through to the Kitchen.





Re-Fitted Kitchen

7'9 x 9'6 (2.36m x 2.90m)

Modern fitted wall and base units. Ash effect work-surfaces with inset single drainer, stainless steel sink top. Tiled splashbacks. Built-in oven, hob and extractor. Understairs storage recess. Window to rear.

Landing

Access to loft via pull-down ladder. Loft houses the gas boiler.

Bedroom One

12'5 x 8'8 plus wardrobe (3.78m x 2.64m plus wardrobe)

Window to the front. Built-in storage cupboard. Radiator.

Window to front.

Bedroom Two

7'11 x 8'7 plus recess (2.41m x 2.62m plus recess)

Window to the rear. Radiator.

Bedroom Three

8'6 x 6'11 (2.59m x 2.11m)

Window to the front. Built-in storage cupboard. Radiator.

Bathroom

White suite comprising bath with electric shower and screen over. Pedestal wash hand basin. Low level w.c. Part tiling to the walls. Radiator. Window to Rear.

Front Garden

Lawn. Block paved parking for three cars.

Single Garage

Up and over door.

Rear Garden

Gated access. Paved patio area. Deck. Lawn. Timber garden shed.

Additional Information

Tenure: Freehold

Services: Connected to mains on all services.

Council Tax Band: B - West Lindsey

EPC Rating: C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Floor Plan to Follow

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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.