2, Gorehall Drive

| Welton, Lincoln | LN2 3BP

£200,000

Perkins George Mawer & Co.

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

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Gorehall Drive |
Welton, Lincoln | LN2 3BP
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A Modern 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 Welton Family Health Centre. Lincoln City Centre is just under seven miles distance.

This home is warmed by Gas Radiator Central Heating and the warmth is retained with the help of uPVC Double Glazing, it comprises in brief; Reception Hall, Fitted Kitchen, Living Room, Lean-To Conservatory, Inner Hall, Two Bedrooms and a Shower Room. Outside there are Gardens to Three Sides, a Parking Space plus Single Garage. Offered For Sale with No Onward Chain.

- Modern Detached Bungalow
- Many Local Services
- Modern Fitted Kitchen
- Lean-To Conservatory
- Parking, Garage & Garden
- Sought After Village
- Bus Route to Lincoln
- Good Sized Living Room
- Two Bedrooms & Shower Room
- No Onward Chain

Reception Hall
Approached through half panelled entrance door with two obscure sealed double glazed inserts. Dado rail. Double radiator. White panel effect doors off and to coat cupboard.

Kitchen
7'11 x 9'3 (2.41m x 2.82m)
Pale oak effect wall and base units with black handles. 'Roll Top' work-surfaces with inset single drainer stainless steel sink top. Gas boiler. Window to front.

Living Room
10'7 x 17'3 (3.23m x 5.26m)
Patio doors to Lean-to Conservatory. Gas fire (currently not working). Window to rear. Double radiator. Door to Inner Hall.

Lean-To Conservatory
7'10 x 7'7 (2.39m x 2.31m)
Sealed unit double glazed windows to sides and double glazed patio doors to Rear Garden. Tiled floor.

Inner Hall
White panel effect doors off. Dado rail. Access to loft.

Bedroom One
9'10 x 11'10 plus wardrobe (3.00m x 3.61m plus wardrobe)
Three double built-in wardrobes. Radiator. Window to rear.

Bedroom Two
8'9 x 8'10 (2.67m x 2.69m)
Radiator. Window to front.

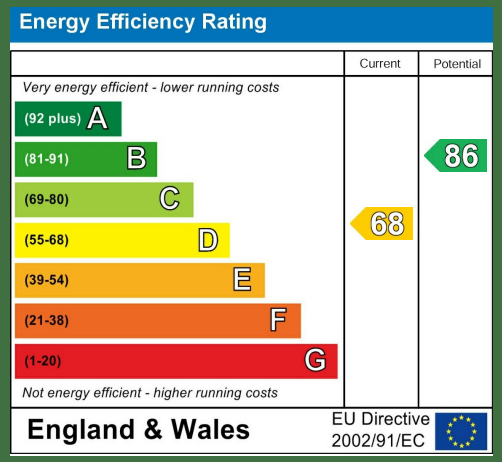
Shower Room
White suite of step-in corner shower cubicle. Pedestal wash basin. Low level W.C. White tiling to water sensitive areas. Heated towel rail. Window to front.

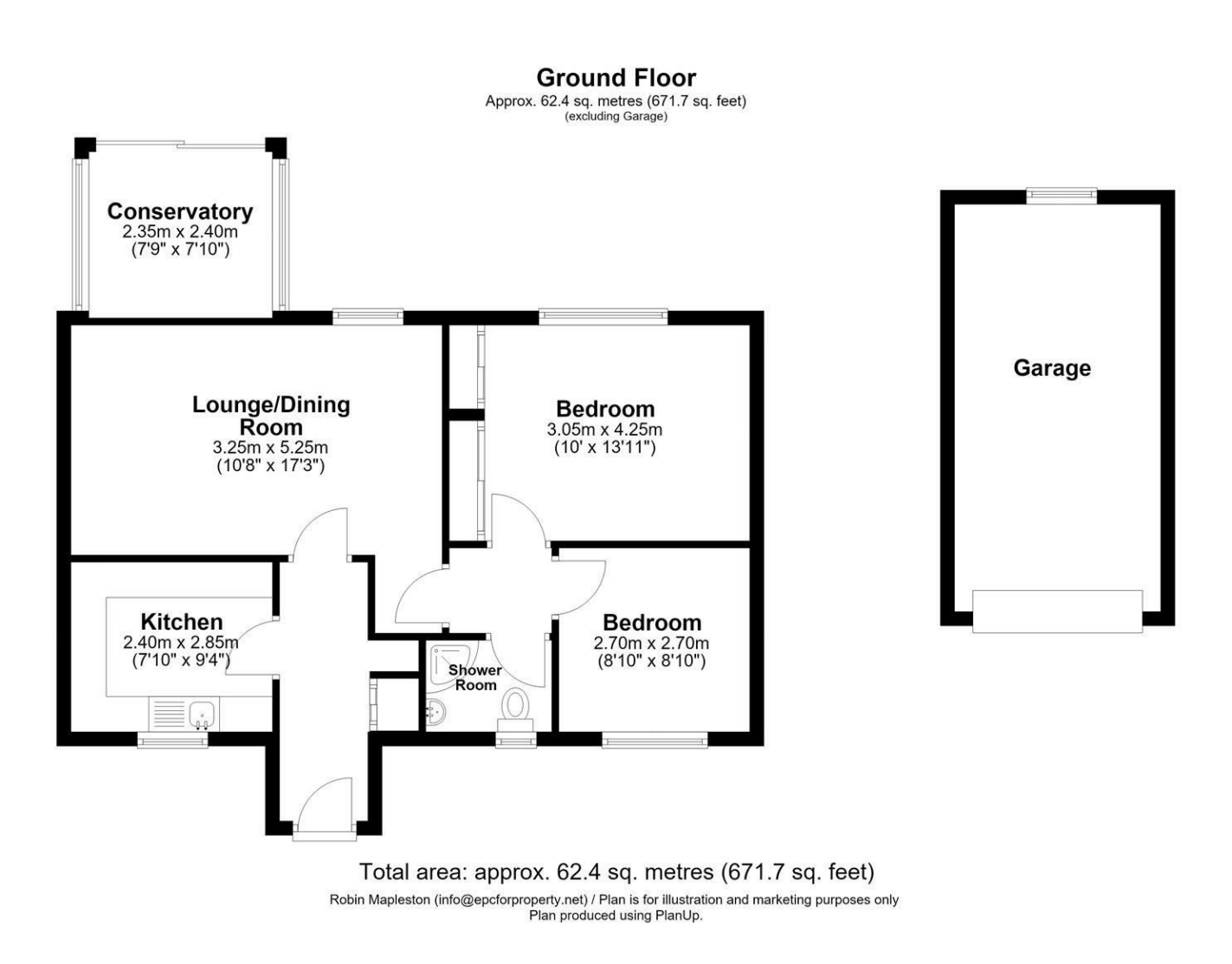
Front & Side Garden
Lawn. Mature shrubs and trees. Driveway providing one parking space and access to:-

Single Garage
18'8 x 9'8 (5.69m x 2.95m)
Up and over door. Light and Electric.

Rear Garden
Gated access from the driveway and side of the bungalow. Lawn.

Additional Information
Tenure: Freehold
Council Tax Band: B - West Lindsey
EPC Rating: D
Services: T.B.C.
Broadband: T.B.C.





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.