



King&Co.

27 CHAPEL LANE, WELTON, LN2 3JW
£320,000





INFORMATION

- ~ Council Tax Band: D
- ~ Construction: Stone and Solid Brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electricity and water
- ~ Broadband: Ultrafast full fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D55

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>
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DESCRIPTION

A charming detached character home enviously situated within the heart of this most desirable Lincolnshire village.

Situated within walking distance, for most, from the village amenities including but not limited to Cooperative Food Store, Post Office, take away restaurants and the highly rated William Farr secondary school.

Spanning approximately 115 square meters (subject to survey) this period home enjoys the following accommodation;



Lounge (4.00m x 3.66m)

Kitchen (2.32m x 4.91m reducing to 3.03m)

Inner Hallway

Sitting Room (3.77m x 3.63m)

Rear Hall (3.27m x 2.09m)

WC

Utility (2.41m x 1.98m)

First Floor

Landing

Bedroom 1 (4.00m x 3.07m)

Bedroom 2 (3.92m x 3.05m)

Bedroom 3 (2.97m x 2.98m)

Bathroom (2.98m x 2.78m)



Outside, the property boasts an attractive mature plot with paved patio to the rear elevation and laid to lawn garden adjacent.

Also with off street parking and prefabricated garage (4.91m x 2.71m) and adjoining Workshop (4.17m x 4.18m)

SERVICES

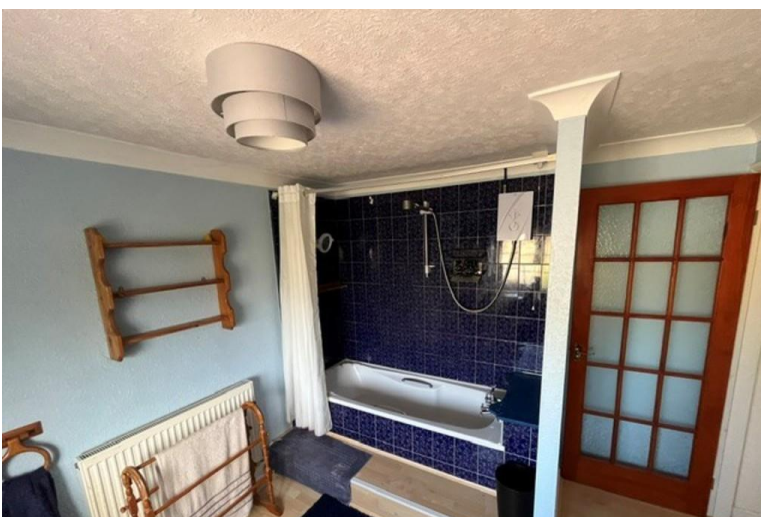
Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255





ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

