



King&Co.

6 HALFPENNY CLOSE, WELTON,
LINCOLN, LN2 3FH
£399,000





MATERIAL INFORMATION

Construction - Cavity wall

Council taxband - D

EPC rating - C70

Heating - Gas central heating

Utilities - Mains gas, electric, water and drainage

Mobile - mobile coverage available

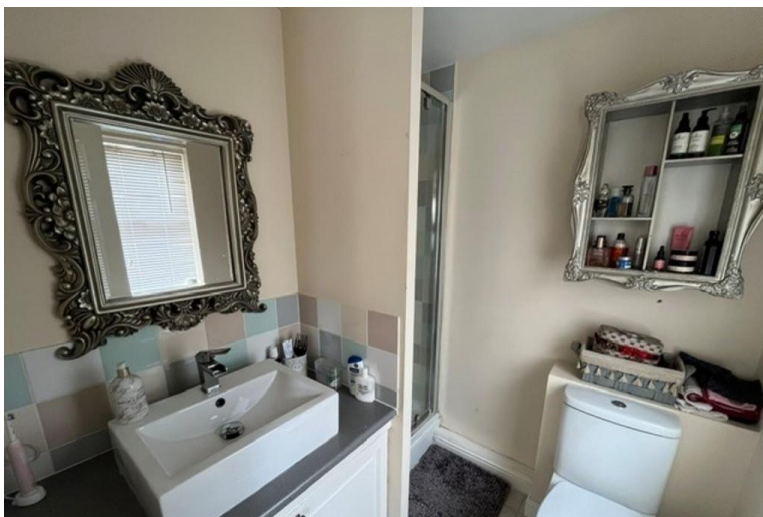
Broadband - For more information on broadband and mobile coverage go to: checker.ofcom.org.uk

DESCRIPTION

An opportunity to purchase a spacious four bedroom family home ideally situated within this highly sought after village.

Half Penny Close spans approximately 120sqm (subject to survey) and has benefitted from a replacement kitchen, bathroom and boiler during the sellers ownership giving buyers the benefit of being able to move straight in.

Welton is one of the most sought after village locations for families boasting a wide range of shopping and social facilities and the well regarded William Farr school whilst having excellent road connections to the nearby city of Lincoln.



ACCOMMODATION

The accommodation comprises;

Entrance Hall

Cloakroom

Lounge (4.95m x 3.33m)

Dining Room (3.07m x 3.08m)

Kitchen (3.21m x 3.08m)

Breakfast Area (2.05m x 2.58m)

Utility (1.55m x 1.53m)

Stairs rise to the first floor from the entrance hall

Bedroom 1 (4.23m x 3.38m)

En Suite

Bedroom 2 (4.35m x 2.77m overall)

Bedroom 3 (2.78m x 2.67m)

Bedroom 4 (3.32m x 2.8m)

Bathroom

Garage (5.22m x 2.61m)

Outside is a spacious driveway providing off street parking for multiple vehicles.

The rear garden is mainly laid to lawn with a patio and mature plants and shrubs .



VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

TENURE

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

SERVICES

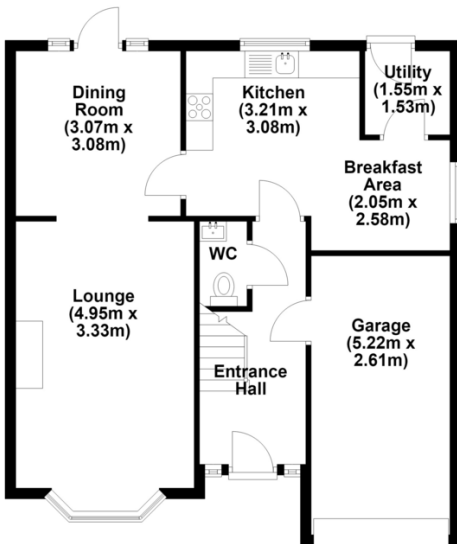
Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

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.

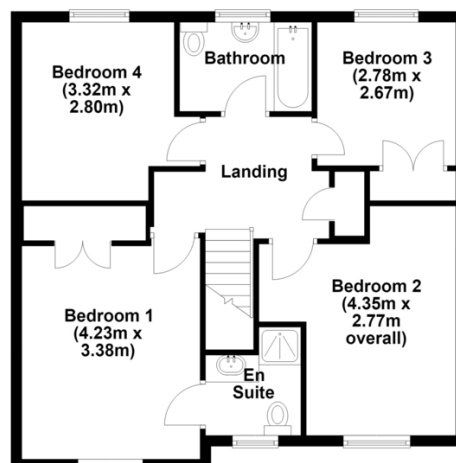
Ground Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



First Floor

Approx. 63.5 sq. metres (683.4 sq. feet)



Total area: approx. 130.6 sq. metres (1406.0 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

