



Rivehall Avenue, Welton Lincoln LN2 3LH

welcome to

Rivehall Avenue, Welton Lincoln

This spacious detached family home is situated within the highly sought after village of Welton. Boasting multiple reception rooms, well-proportioned bedrooms, rear garden, driveway parking, garage, no onward chain and local access to a range of village amenities.



Situated within the highly sought after and well serviced village of Welton is this spacious detached four bedroom family home, enjoying local access to a range of amenities such as shops, eateries, a village hall, parks and a sports club, with schooling and transport links also nearby. The ground floor accommodation in brief comprises: entrance hall, lounge, dining room, fitted kitchen, utility room and downstairs wc. To the first floor are four well-proportioned bedrooms and a family bathroom. Outside, this property benefits from a generous driveway to the front providing off road parking for multiple vehicles and gated side access to the rear garden. The rear garden is fully enclosed by fence panels and extends to the side with a patio area ideal for seating, an area of lawn and composite decking. Early internal viewing is strongly recommended to appreciate this property and its location in full.

Entrance Hall

Downstairs Wc

Lounge

Dining Room

Kitchen / Breakfast Room

Utility Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Attached Garage

Outside



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welcome to

Rivehall Avenue, Welton Lincoln

- SPACIOUS DETACHED FAMILY HOME
- FOUR WELL-PROPORTIONED BEDROOMS
- MULTIPLE RECEPTION ROOMS
- DRIVEWAY PARKING AND GARAGE
- HIGHLY SOUGHT AFTER VILLAGE LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124423 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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