

01522 504304

1 Mint Lane, Lincoln, LNI IUD

jhwalter.co.uk



7 Johns Court, Welton, Lincoln

£184,950



- ▶ Extended detached bungalow
- ▶ Well presented
- ▶ Popular residential area
- ▶ Three bedrooms
- ▶ Garage & driveway



3



2



1



DESCRIPTION

A fantastic opportunity to acquire a three bedroom detached bungalow in the highly sought after village of Welton. The property benefits from well presented accommodation comprising of entrance hall, living room, dining room, kitchen, three bedrooms, conservatory and shower room, as well as lawned gardens to the front and rear, and a garage in a nearby block.

ACCOMMODATION

Entrance Porch

Side entrance door, opening into:

Entrance Hall

Cloaks cupboard, storage cupboard, loft access, cupboard housing electricity meter, radiator.

Living Room 3.87m x 3.69m

Double glazed bay window to front, radiator, archway into:

Dining Room 3.62m x 2.464m

Double glazed windows to front and side, radiator.

Kitchen 3.26m x 2.28m

Double glazed window to front, stainless steel drainer sink, preparation work tops, base and eye level storage units, integrated four ring electric hob with oven below and extractor over, space for fridge freezer and washing machine.

Bedroom One 4.57m x 2.52m

Double glazed window to rear, radiator.

Bedroom Two 2.71m x 2.16m

Double glazed window to rear, radiator.

Bedroom Three 2.71m x 2.13m

Radiator, sliding doors opening into:

Conservatory 3.04m x 3.01m

Double glazed windows to side and rear, French doors opening to garden.

Shower Room 2.01m x 1.64m

Double glazed window to side, low level WC, pedestal wash hand basin, double walk in shower, radiator.

OUTSIDE

To the front is a lawned garden whilst gated side access leads to a further lawned garden with patio and fenced perimeter.

Garage

The property further benefits from a garage in a nearby block.

TENURE

Freehold. For sale by private treaty.

COUNCIL TAX

Band B

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

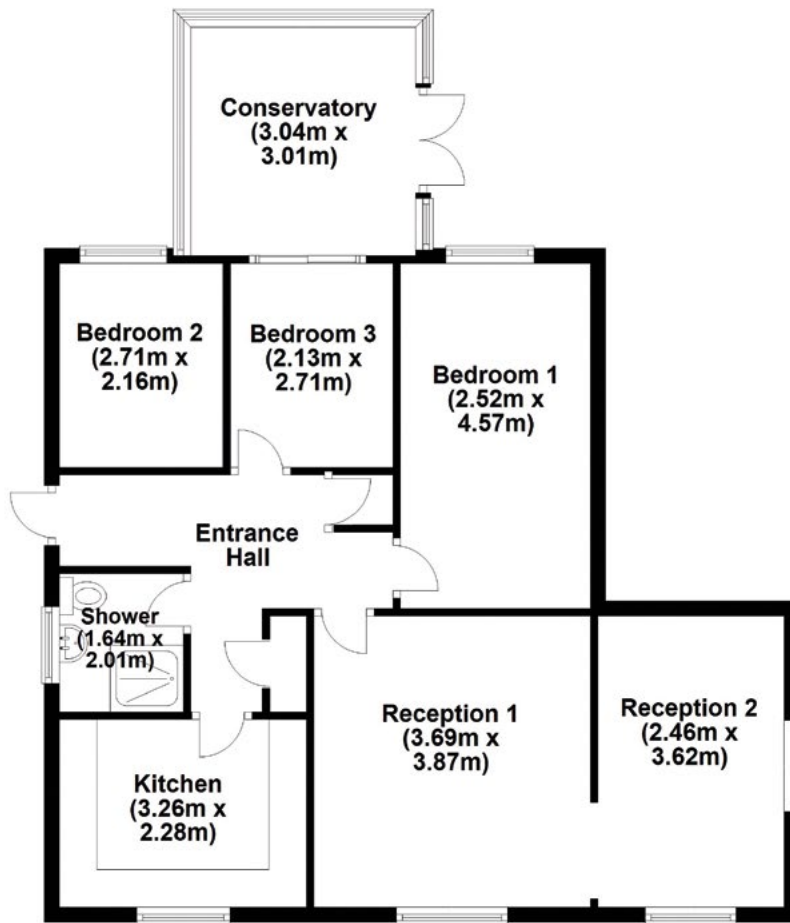
BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer JHWalter are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

AGENT

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Ground Floor



Energy Performance Certificate

7, Johns Court, Welton, LINCOLN, LN2 3LQ
 Dwelling type: Detached bungalow
 Date of assessment: 21 June 2017
 Date of certificate: 27 June 2017
 Reference number: 8653-7426-5980-0239-91028
 Type of assessment: RdAP - existing dwelling
 Total floor area: 96 sq'

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years:	£3,774
Over 3 years you could save	£1,191

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£342 over 3 years	£171 over 3 years	
Heating	£2,100 over 3 years	£2,238 over 3 years	You could save £1,191 over 3 years
Hot Water	£284 over 3 years	£284 over 3 years	
Totals	£3,774	£2,873	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

How energy efficient is your property?	Current	Potential
Very energy efficient (best)	A	A+
Energy efficient	B	B+
Decent	C	C+
Needs improvement	D	D+
Low energy efficiency (worst)	E	F

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D rating (60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Cavity wall insulation	£500 - £1,500	£363
2. Floor insulation (solid floor)	£4,000 - £8,000	£219
3. Low energy lighting for all fixed outlets	£20	£147

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.greenregister.gov.uk or call Telephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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Need to know more??

Give one of the team a call on 01522 504304 or pop in for a chat and a cuppa



Money talks...

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IMPORTANT NOTICE

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