



4 bed bungalow to buy in LN5

Dycote Lane, Welbourn, Lincoln,
Lincolnshire, LN5 0NL

£290,000 Starting Bid

 x 4  x 2  x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Detached Bungalow
- ✓ 4 Bedrooms
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms&Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as The Auctioneer. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 incVAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to

pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Offered for sale with no onward chain is this detached bungalow located in the charming Lincolnshire countryside village of Welbourn. The detached bungalow comes with 4 bedrooms and a south-west facing garden. An impressive lounge diner measuring 25'11" x 18'11" with patio doors leading onto the rear garden and a conservatory with porcelain tiled flooring. A traditional breakfast kitchen with a range of wooden kitchen units at eye and base level with an accompanying utility room measuring 11'1" x 5'0". There are 4 bedrooms with the master featuring an en-suite shower room, whilst the remaining bedrooms benefit from the use of a 3 piece bathroom suite. Further benefits to the home includes uPVC double-glazing throughout, oil fired central heating and a separate WC. A 17'11" x 8'9" garage which gives access to the loft for the whole of the property. Externally the home comes with a south-west facing rear garden which has been lovingly maintained by a local gardener on a weekly basis. To the front of the property there is ample driveway space and access to the single garage. The home is in the village of Welbourn located midway between Lincoln, Grantham and Sleaford and is surrounded by countryside walks and rolling fields. For further details and viewing requests please contact Starkey&Brown. Council tax band: D. Freehold.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £290,000

Property Type: Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hall

A uPVC front door entrance to the front aspect, a radiator, a coved ceiling, and a large airing cupboard housing a hot water tank.

Lounge Diner

7.64m x 5.76m (25'0" x 18'10")

Coved ceiling, 3 radiators, a feature fireplace, and sliding doors leading into a conservatory and patio doors leading onto the rear garden.

Conservatory

3.32m x 2.61m (10'10" x 8'6")

Being of brick construction with uPVC surround, power points, an electric heater, ceiling fan/light, and porcelain tiled flooring.

Breakfast Kitchen

3.71m x 5.46m (12'2" x 17'10")

Having a range of base and eye level units with wooden kitchen units, part wood and stone worktops, Rangemaster Toledo with feature extractor, chrome heated hand towel rail, Neff dishwasher, Neff fridge, sink and drainer unit, coving to ceiling, 2 radiators in the breakfast area.

Utility Room

1.52m x 3.38m (4'11" x 11'1")

A range of base and eye-level units with counter worktops, storage solutions with sink and drainer unit, a radiator, plumbing for a washing machine.

Bedroom 1

3.60m x 2.69m (11'9" x 8'9")

Having a uPVC double-glazed window to the front aspect, coved ceiling, a radiator and access to:

En-Suite Shower Room

1.78m x 2.03m (5'10" x 6'7")

Having a low-level WC, vanity hand wash basin unit, chrome heated hand towel rail, a shower cubicle, coved ceiling and uPVC double-glazed obscured window to the side aspect.

Bedroom 2

2.69m x 2.72m (8'9" x 8'11")

Having a uPVC double-glazed window to the side aspect, a radiator and a built-in wardrobe.

Bedroom 3

1.75m x 3.60m (5'8" x 11'9")

Having a uPVC double-glazed window to the front and side aspects, a radiator and wood laminate flooring.

Bedroom 4

2.72m x 2.31m (8'11" x 7'6")

Having a study arrangement with built-in office furniture and wardrobe, a radiator and a uPVC double-glazed window to side aspect.

Bathroom

1.52m x 2.56m (4'11" x 8'4")

A three-piece suite comprising a panelled bath with a showerhead over, a low-level WC, a vanity hand wash basin unit, a uPVC double-glazed obscured window to the front aspect, tiled floor and surround, and a chrome heated hand towel rail.

Garage

5.46m x 2.66m (17'10" x 8'8")

Manual up and over door, a fuse box, and a boiler. Wall cabinets to remain with the property. Power and lighting, loft access for the entirety of the bungalow.

External

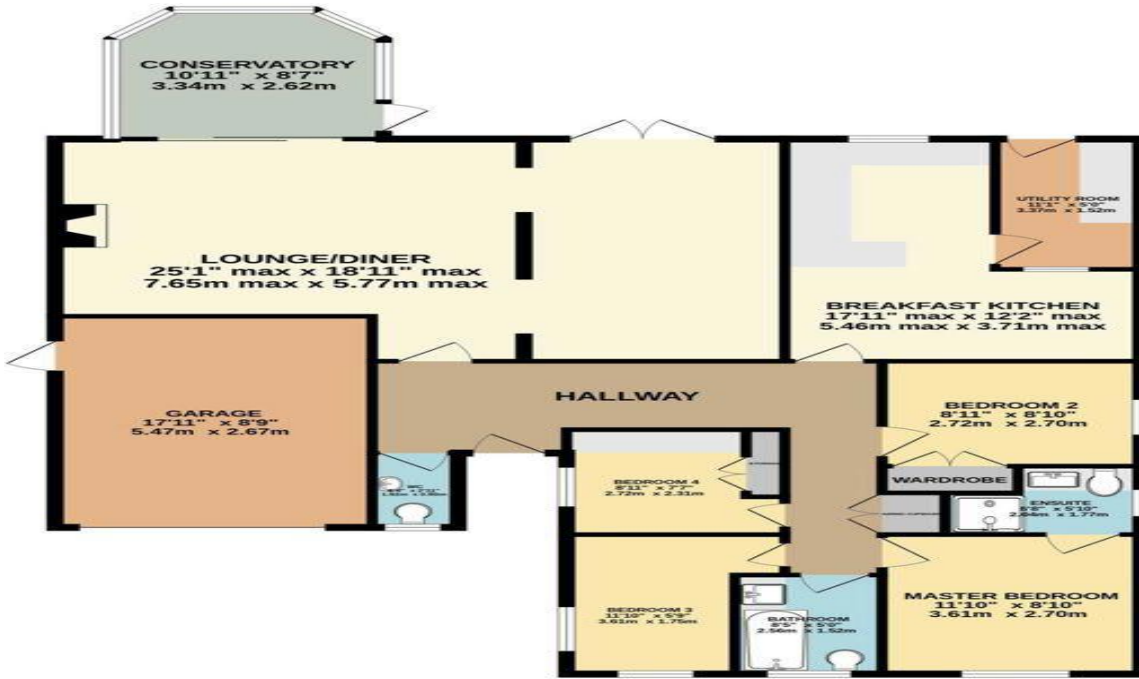
Outside Rear

Being mostly laid to lawn with a patio seating area, fenced perimeters to the left and right of the garden. Finished with mature shrubs and flower arrangements, being south-west facing. Side access with gated security, an electric meter, and personnel access to the garage and the oil tank.

Outside Front

Large gravelled driveway with parking for multiple vehicles, access to a lawned front garden, and is enclosed with hedged frontage perimeters.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services, Systems and Appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Dycote Lane, Welbourn, Lincoln, Lincolnshire, LN5 0NL

Contact your local branch today for more information on this property:

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