



30 The Spinneys
Welton, Lincoln, Lincolnshire, LN2 3TU

Offers Over
£170,000

2 Bedroom Semi-Detached House

- Freehold
- Semi-detached house
- 2 double bedrooms
- Kitchen-diner
- Family bathroom
- Perfect for first time buyers
- Sought after location
- Easy maintenance garden
- Off street parking
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 30 The Spinneys, Welton, Lincoln, Lincolnshire, LN2 3TU](#)



Overview

Pygott & Crone are pleased to present this immaculately presented two bedroom semi-detached House, perfectly located in the highly desirable village of Welton. This property is an excellent opportunity for first time buyers looking to buy their first home.

The accommodation comprises a welcoming entrance, spacious lounge, kitchen-diner, and two well proportioned bedrooms, along with a family bathroom.

Outside, the property offers low maintenance front and rear gardens, providing an enjoyable space for relaxation. Additionally, there is off street parking for one vehicle.

The location is ideal, situated within easy reach of William Farr School and a variety of local amenities, including shops, a lovely village pub, social club, sports facilities and a Church. The property also benefits from regular bus routes to the city of Lincoln and excellent access to the A15 and A46.

Agents Note: The rear of the property is accessed via a shared passageway.

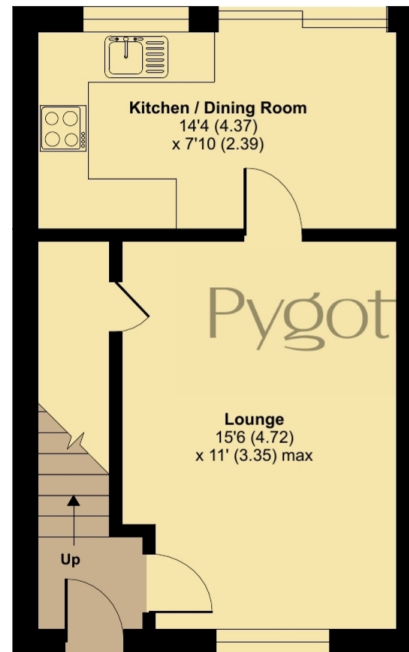




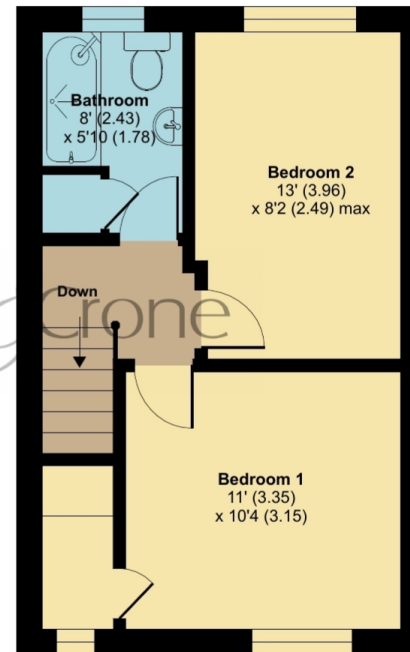
The Spinneys, Welton, Lincoln, LN2

Approximate Area = 676 sq ft / 62.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

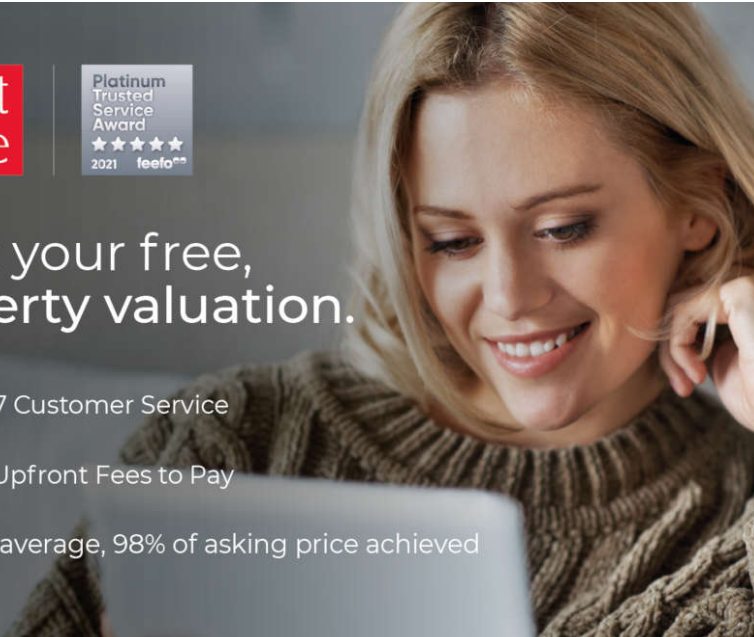
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Pygott & Crone. REF: 1278918






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is on the market with our Lincoln branch

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