



18 Hawks Road  
Welton, Lincoln, Lincolnshire, LN2 3BS

Guide Price  
£155,000

## 2 Bedroom Semi-Detached House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Modern 2 double bedroom semi-detached house
- South facing garden
- No onward chain
- Driveway parking for two cars
- Highly sought after village location
- Ideal first time buyer home
- Potential Rental Income of £900pcm
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 18 Hawks Road, Welton, Lincoln, Lincolnshire, LN2 3BS](#)



## Overview

Modern Method Of Auction - T & C's Apply- This well-presented two-bedroom semi-detached home is located in the popular village of Welton and offers an excellent opportunity for first-time buyers, downsizers, or investors.

The accommodation briefly comprises a bright and welcoming living space, a well-appointed kitchen with room for dining, downstairs w/c and two well-proportioned bedrooms to the first floor, along with a modern family bathroom.

Externally, the property benefits from driveway parking for two vehicles to the front. To the rear, there is a south-facing garden, ideal for enjoying and perfect for relaxing or entertaining, while remaining easy to maintain.

Sold with no onward chain and situated within a sought-after village location with access to local amenities, reputable schools, and transport links, this property combines convenience with comfortable living.

Our lettings team have valued this property in the region of £900pcm, if you are wanting more information on investing, finding a tenant or property management, please do get touch with our lettings specialists on 01522 518293 or [lettings@pygott-crone.com](mailto:lettings@pygott-crone.com).



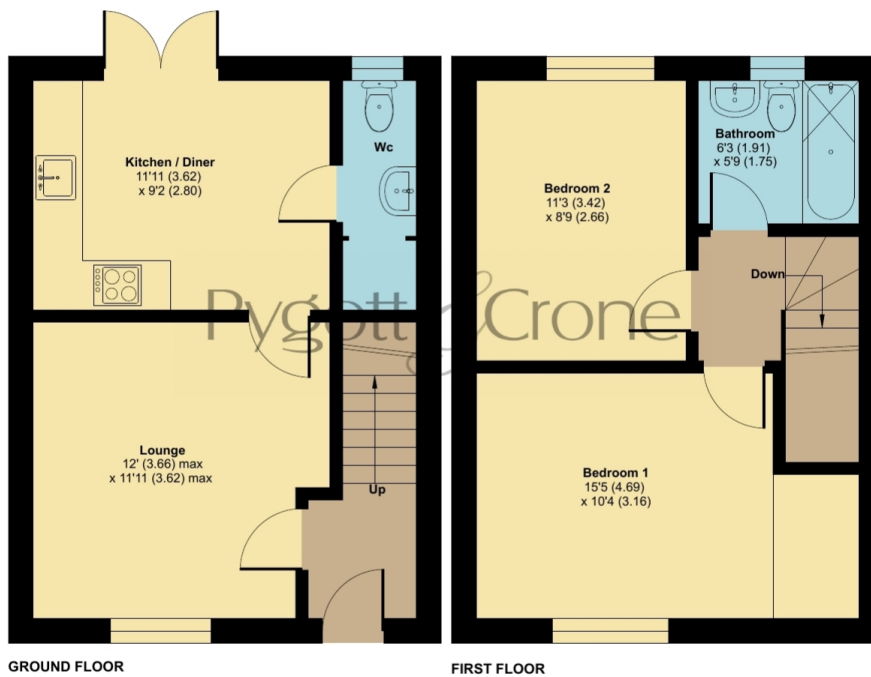




## Hawks Road, Welton, Lincoln, LN2

Approximate Area = 660 sq ft / 61.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1434922



## BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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**Bianca van Tonder**  
Mortgage & Protection Adviser

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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is on the market with our Lincoln branch

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