



## 69 The Fields

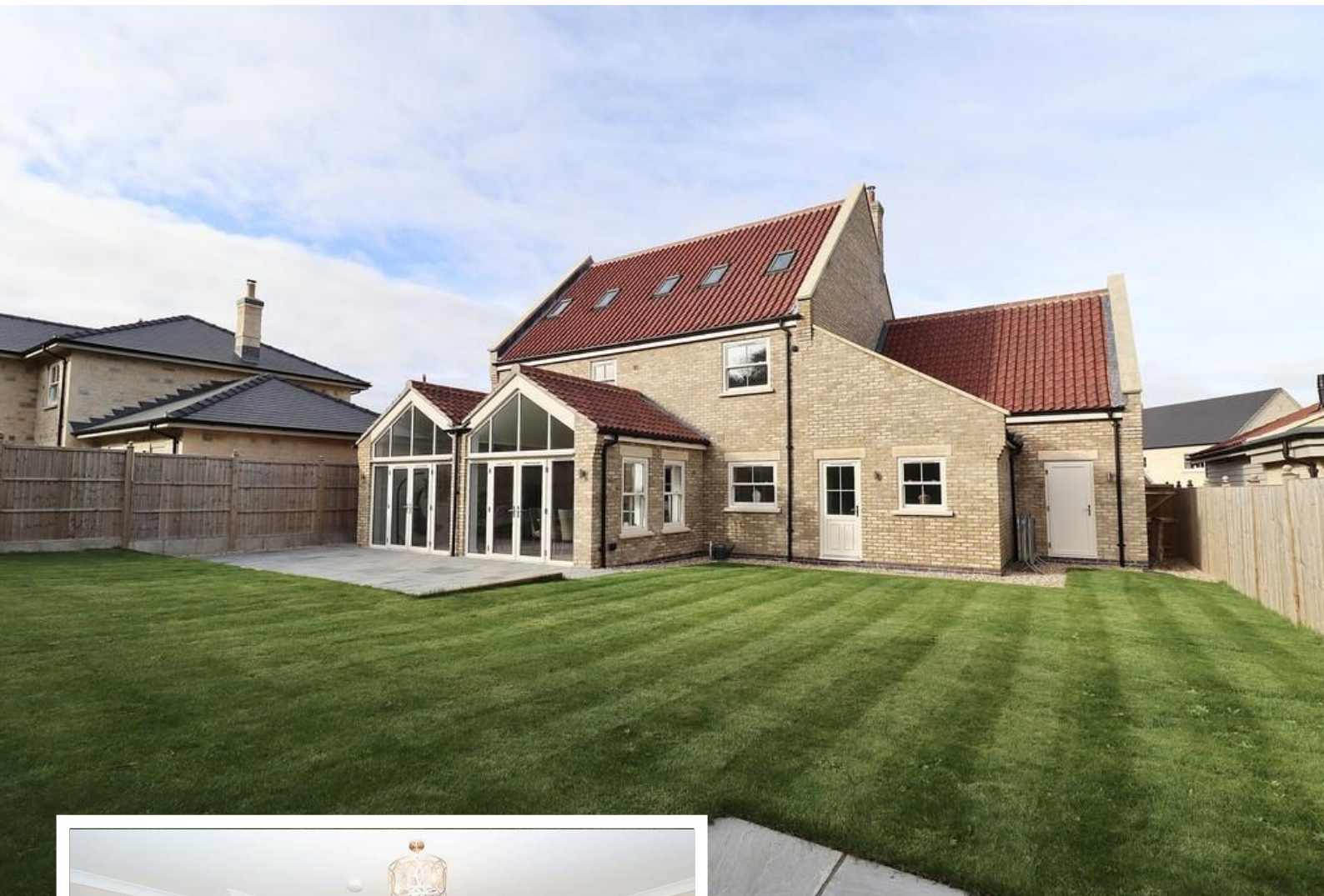
Washingborough, Lincoln, LN4 1FY

**£735,000**

**NO ONWARD CHAIN** - A three storey luxury detached family home built by Messrs Lindum Homes and situated within the modern development of The Fields which is located in the popular village of Washingborough and having easy access to Lincoln City Centre and the Lincoln Eastern Bypass. Internally the property has been finished to a high specification throughout and features a stunning Open Plan Living Kitchen Dining Area to the rear overlooking the garden. The property is approached via a block paved driveway providing ample off road parking and giving access to the Integral Double Garage. To the rear of the property there is a generous lawned garden with two patio seating areas. Internally the property is split over three storeys and offers living accommodation to briefly comprise of Entrance Hall, WC, Lounge, Dining Room, Open Plan Living Kitchen Diner and Utility Room. The First Floor Landing leads to Bedroom 1 with built-in wardrobes and En-Suite Bathroom, Bedroom 2 with Dressing Area and En-Suite Bathroom and Bedroom 3 with an En-Suite Shower Room. The Second Floor leads to two further Bedrooms and a Jack and Jill En-Suite. Viewing is essential to appreciate the standard of accommodation on offer.







**SERVICES**

All mains services available. Gas fired central heating. Under floor heating to the Ground Floor.

**EPC RATING – B.**

**COUNCIL TAX BAND – TBC.**

**TENURE - Freehold.**

**VIEWINGS -** By prior appointment through Mundys.

**DIRECTIONS**

Head South out of Lincoln on Canwick Road and turn left where signposted to Heighington. Proceed along heading towards Heighington and Washingborough and turn left on to Pitts Road and then left again on to The Fields where the property can be located on the right hand side.

**LOCATION**

The property is well located within this popular village of Washingborough, approximately four miles South East of the historic Cathedral and University City of Lincoln. Washingborough, Heighington and Branston provide a good range of amenities including shops, schooling of all grades and leisure facilities. There is easy access to the South of Lincoln City and further extensive facilities.



### ENTRANCE HALL

With composite door to front elevation, LVT flooring and under floor heating.

### WC

With LVT flooring, low level WC, wash hand basin with tiled splash-back, auto spotlights to ceiling and extractor fan.

### LOUNGE

14' 10" x 13' 7" (4.52m x 4.14m) With two double glazed sash windows to front elevation, fireplace with log burner inset and under floor heating.



### DINING ROOM

16' 2" x 9' 11" (4.93m x 3.02m) With two double glazed sash windows to front elevation and under floor heating.

### OPEN PLAN LIVING KITCHEN & DINING

31' 9" x 23' 9" (9.68m x 7.24m) With double glazed sash windows to rear and side elevations, two sets of double glazed double doors with feature glass windows above, LVT flooring, fitted with a range of wall, base units and drawers with quartz work surfaces over and matching up-stands, three integral ovens, integral dishwasher and space for an American style fridge freezer, spotlights to ceiling and under floor heating. There is a central island comprising a range of base units with a quartz work surface over, breakfast bar and five ring induction hob with remote extractor fan over.



### UTILITY ROOM

10' 4" x 9' 4" (3.15m x 2.84m) With double glazed sash window and external door to rear elevation, LVT flooring, under floor heating, fitted with a range of wall, base units and drawers with quartz work surfaces over, Belfast sink, plumbing and space for a washing machine and tumble dryer, extractor fan, wall unit housing the gas fired central heating boiler and courtesy door to the Garage.

### FIRST FLOOR LANDING

With two double glazed sash windows to front elevation, banister rail, radiator and airing cupboard housing the hot water cylinder.



### BEDROOM 1

15' 1" x 14' 2" (4.6m x 4.32m) With two double glazed sash windows to front elevation, radiators and fitted wardrobes with walk-through to the En-Suite Bathroom.





#### EN-SUITE BATHROOM

11' 3" x 8' 3" (3.43m x 2.51m) With double glazed sash window to side elevation, LVT flooring, suite to comprise of low level WC, wash hand basin with tiled splash-back, bath with tiled surround and walk-in shower with tiled surround, illuminated wall mirror, heating towel rail, auto spotlights to ceiling and extractor fan.

#### BEDROOM 2

15' 7" x 11' 4" (4.75m x 3.45m) With double glazed sash window to front elevation and radiator.

#### DRESSING AREA

7' 4" x 5' 7" (2.24m x 1.7m) With double glazed sash window to front elevation and built-in wardrobe.



#### EN-SUITE BATHROOM

15' 7" x 6' 11" (4.75m x 2.11m) With double glazed sash window to front elevation, LVT flooring, suite to comprise of low level WC, wash hand basin with tiled splash-back and bath with mains shower over and tiled surround, heated towel rail, auto spotlights to ceiling and extractor fan.

#### BEDROOM 3

14' 6" x 12' 5" (4.42m x 3.78m) With double glazed sash window to rear elevation, built-in wardrobe and radiator.



#### EN-SUITE

8' 11" x 7' 5" (2.72m x 2.26m) With double glazed sash window to rear elevation, tiled flooring, suite to comprise of low level WC, wash hand basin with tiled splash-back and walk-in shower cubicle with tiled surround, heated towel rail, auto spotlights to ceiling and extractor fan.

#### SECOND FLOOR LANDING

Giving access to two Bedrooms.

#### BEDROOM 4

17' 11" x 14' 4" (5.46m x 4.37m) With double glazed sash window to front elevation, two Velux windows to rear elevation and radiator.

#### BEDROOM 5

17' 7" x 13' 11" (5.36m x 4.24m) With double glazed sash window to front elevation, Velux window to rear elevation and radiator.

#### JACK & JILL EN-SUITE

10' 0" x 5' 10" (3.05m x 1.78m) With two Velux windows to rear elevation, LVT flooring, suite to comprise of low level WC, wash hand basin with tiled splash-back and walk-in shower cubicle with tiled surround, heated towel rail, spotlights to ceiling and extractor fan.





## OUTSIDE

To the front of the property there is a block paved driveway with decorative gravelled surrounds. The driveway provides off road parking and gives access to the Integral Double Garage. There is access via both sides of the property to the rear garden with a patio seating area, generous lawned garden and a second patio area to the rear of the garden.

## INTEGRAL DOUBLE GARAGE

20' 2" x 18' 7" (6.15m x 5.66m) With two electric up and over doors, power and lighting.

### WEBSITE

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### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

### GENERAL

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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Total area: approx. 304.3 sq. metres (3275.4 sq. feet)  
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.  
Mundys Estate Agents  
Plan produced using PlanUp.



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