



Ings House, Five Mile Lane

Washingborough, Lincoln, LN4 1AF

£400,000

A fantastic four to five bed roomed detached period cottage situated in this non-estate rural location on the edge of the village of Washingborough, being close to countryside walks, whilst also having easy access to Lincoln City Centre and the Eastern Bypass. The property sits on a generous plot with large mature cottage style gardens to the rear and two driveways to the front providing off road parking. Internally the property is well presented throughout and has living accommodation to briefly comprise of Porch, Lounge with fitted log burner, Sitting Room which opens into the Dining Room and Breakfast Kitchen with modern fitted units and an integral SMEG Range Oven. The Rear Entrance leads to the Garden Room/Bedroom 5, Laundry Room and Shower Room, all of which give potential for separate annexe accommodation. To the First Floor the Landing gives access to four Bedrooms and a modern fitted Family Bathroom. Viewing is essential to appreciate the accommodation on offer, as well as the plot on which it sits within this rural location. The property further benefits from No Onward Chain.





SERVICES

Mains electricity and drainage. Oil fired central heating. Drainage to a septic tank.

EPC RATING – F.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head South out of Lincoln on Canwick Road and turn left at the traffic lights signposted Washinborough. Continue through the village of Washingborough and continue towards Branston Booths. Turn left on to Five Mile Lane and 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.

PORCH

With uPVC double glazed external door to front elevation and tiled flooring.



LOUNGE

14' 4" x 10' 10" (4.37m x 3.3m) With uPVC double glazed windows to front and side elevations, tiled flooring, fireplace with wood burner inset and vertical radiator.

SITTING ROOM

14' 2" x 10' 10" (4.32m x 3.3m) With uPVC double glazed windows to front and side elevations and radiator.



DINING ROOM

16' 2" x 10' 11" (4.93m x 3.33m) With uPVC double glazed window to rear elevation, feature fireplace, radiator and access to the stairs giving access to the First Floor.

BREAKFAST KITCHEN

16' 0" x 10' 10" (4.88m x 3.3m) With uPVC double glazed window to rear elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, composite sink and drainer, SMEG Range Cooker with induction hob, space for a fridge, vertical radiator and oil fired central heating boiler.



REAR ENTRANCE

With uPVC double glazed external door to side elevation, vinyl flooring and access to roof void.

SHOWER ROOM

8' 5" x 6' 2" (2.57m x 1.88m) With timber window to side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and shower cubicle with panel boarding surround, radiator and extractor fan.



LAUNDRY

13' 5" x 8' 5" (4.09m x 2.57m) With timber window to side elevation, vinyl flooring, wall units and work surface with plumbing and space for a washing machine and tumble dryer below, Belfast sink, space for a fridge freezer, vertical radiator and extractor fan.

GARDEN ROOM / BEDROOM 5

14' 6" x 8' 5" (4.42m x 2.57m) With uPVC double glazed double doors to the rear elevation, timber window to side elevation, laminate flooring and radiator.



FIRST FLOOR LANDING

With uPVC double glazed window to side elevation, radiator and storage cupboard.

BEDROOM 1

15' 1" x 10' 10" (4.6m x 3.3m) With uPVC double glazed windows to front and side elevations, radiator and access to storage.

BEDROOM 2

13' 0" x 10' 11" (3.96m x 3.33m) With uPVC double glazed window to rear elevation and radiator.

BEDROOM 3

12' 11" x 10' 11" (3.94m x 3.33m) With uPVC double glazed window to rear elevation and radiator.

BEDROOM 4

9' 0" x 7' 10" (2.74m x 2.39m) With uPVC double glazed window to front elevation and radiator.

BATHROOM

7' 10" x 6' 5" (2.39m x 1.96m) With uPVC double glazed window to side elevation, suite to comprise of low level WC, wash hand basin and bath with shower attachment, partly tiled walls and heated towel rail.

OUTSIDE

To the front of the property there are two driveways providing off road parking, one having an attached car port. Access to the side of the property leads to the rear with a generous sized garden which could be utilised as a small paddock area for goats/chickens or vegetable plot. The garden is principally laid to lawn with a selection of different block paved and hard standing seating areas and a wide variety of mature plants, shrubs and trees.





An opening in the hedge leads to a further lawned garden with a raised decked seating area and vegetable plots. There are also three garden sheds, greenhouse, two outside taps and an outside power point and lighting.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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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.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby 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 thoroughly checked.

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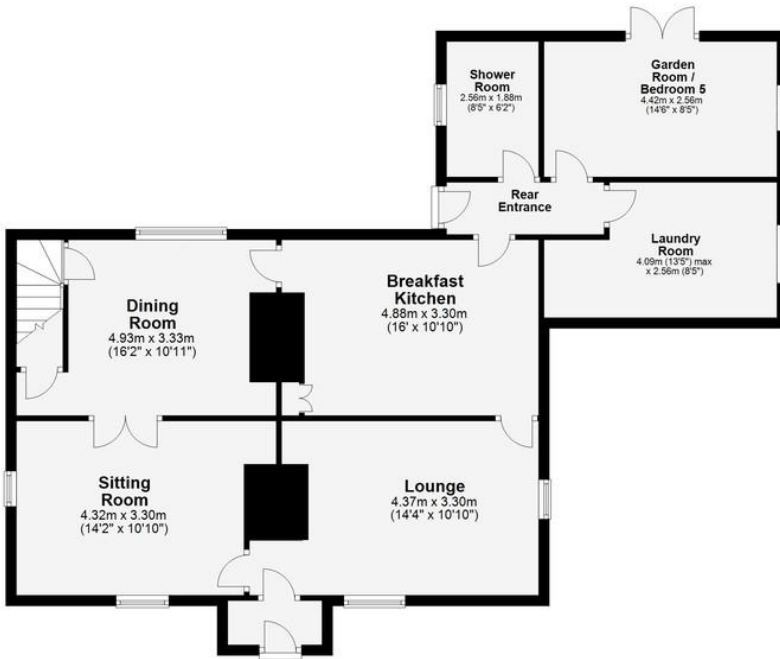
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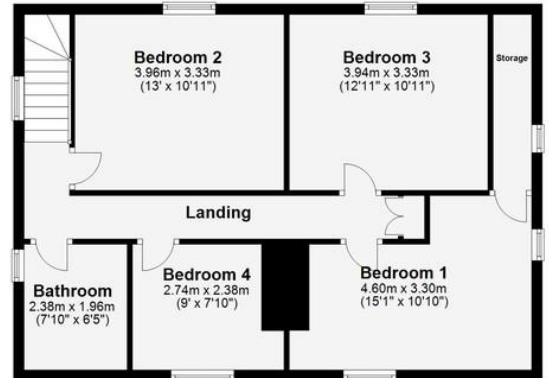
Ground Floor

Approx. 98.1 sq. metres (1055.8 sq. feet)



First Floor

Approx. 64.8 sq. metres (697.2 sq. feet)



Total area: approx. 162.9 sq. metres (1753.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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