



44 Lincoln Road

Washingborough, Lincoln, LN4 1EG

£185,000

A traditional bay-fronted semi detached house situated in the popular village of Washingborough, to the South of the Cathedral City of Lincoln. The property has extended and spacious accommodation comprising of Hall, Lounge, Dining Room, Kitchen Diner, Sun Room, Shower Room and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside there is a driveway providing off-street parking and a generous and enclosed rear garden. Viewing is highly recommended to appreciate the standard of accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – C

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

LOCATION

The charming village of Washingborough is situated 4 miles South East of the historic Cathedral City of Lincoln. Washingborough benefits from a mix of old and new properties, The Ferry Boat public house, the well known Washingborough Hall Hotel and fine dining restaurant, shops, primary school and a variety of other amenities, proves popular with people searching for a pleasant village to live.



ACCOMMODATION

HALL

With staircase to First Floor, understairs storage cupboards and radiator.

LOUNGE

10' 11" x 10' 11" (3.35m x 3.34m), with double glazed bay window to the front aspect, feature fireplace and radiator.

DINING ROOM

12' 4" x 10' 10" (3.76m x 3.31m), with gas fire in feature fireplace, shelving, storage cupboard, spotlights and radiator.

INNER HALLWAY

With radiator and spotlights.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, part-tiled walls, towel radiator, spotlights and double glazed window to the side aspect.



KITCHEN/DINER

18' 6" x 12' 3" (5.64m x 3.74m), fitted with a range of wall and base units with work surfaces over, eye-level electric oven and microwave, gas hob with extractor fan over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer and dishwasher, tiled splashbacks, spotlights, radiator, Velux window, double glazed window to the rear aspect and door to the side aspect.



SUN ROOM

15' 7" x 12' 6" (4.75m x 3.82m), with double glazed window to the side aspect, double glazed French doors to the rear garden, Velux window, wall-hung electric fire, laminate flooring and two radiators.

FIRST FLOOR LANDING

With double glazed window to the side aspect and storage cupboard.

BEDROOM 1

10' 11" x 10' 11" (3.34m x 3.33m), with double glazed bay window to the front aspect, wardrobe with sliding doors, storage cupboard and radiator.

BEDROOM 2

12' 4 (max)" x 9' 4 (max)" (3.76m x 2.84m), with double glazed window to the rear aspect, double wardrobe, loft access point and radiator.



BEDROOM 3

11' 3" x 7' 2" (3.45m x 2.20m), with double glazed window to the front aspect, overstairs storage cupboard and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, wash hand basin in a vanity unit and close coupled WC, tiled walls, towel radiator, spotlights and double glazed window to the rear aspect.



OUTSIDE

To the front of the property there is a driveway providing off-street parking for multiple vehicles. To the rear there is a large private enclosed garden, laid mainly to lawn with a patio seating area, decked seating area and shed.

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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray 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.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

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

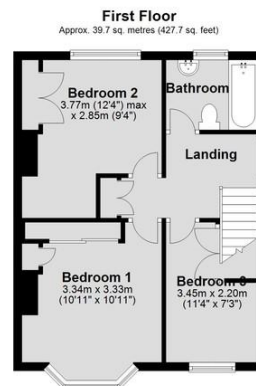
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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. 120.0 sq. metres (1292.0 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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