



## 14 Cambridge Drive

Washingborough, Lincoln, LN4 1DU

**£215,000**

Located within the popular village of Washingborough this well-presented two bedroom detached bungalow boasts accommodation comprising of Entrance Conservatory, Hall, Lounge, Dining Room, Kitchen, two Double Bedrooms and a modern Shower Room. Outside there is a front gravelled garden, side driveway providing off-street parking for multiple vehicles, single garage and a pleasant and enclosed rear garden. The property further benefits from No Onward Chain.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D

**COUNCIL TAX BAND** – B

**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. Washingborough proves popular with people searching for a pleasant village to live.





**ENTRANCE/CONSERVATORY** 18' 3" x 8' 8" (max)" (5.57m x 2.64m), with double glazed sliding patio door to the rear aspect, personal door to the garage and radiator.

**HALL** With double storage cupboard housing the wall-mounted gas-fired central heating boiler, loft access point and radiator.

**LOUNGE** 17' 0" x 12' 3" (5.19m x 3.75m), with double glazed window to the front aspect, electric fire in a feature fireplace and two radiators.

**DINING ROOM** 9' 5" x 7' 7" (2.88m x 2.33m), with double glazed windows to the front and side aspects and radiator.

**KITCHEN** 9' 5" x 8' 10" (2.89m x 2.70m), fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks, spaces for a cooker, washing machine and fridge and double glazed window to the side aspect.

**BEDROOM 1** 12' 6" x 12' 1" (3.82m x 3.70m), with double glazed window to the rear aspect, two fitted double wardrobes and radiator.

**BEDROOM 2** 10' 9" x 9' 3" (3.29m x 2.82m), with double glazed high window to the side aspect, double glazed sliding patio door to the rear garden and radiator.

**SHOWER ROOM** Fitted with a three piece suite comprising of walk-in shower cubicle with electric shower, wash hand basin in a vanity unit and close coupled WC, part-tiled walls, chrome towel radiator and two double glazed windows to the side aspect.

**GARAGE** 19' 11" x 8' 6" (6.08m x 2.60m), with up and over door to the front aspect, personal door to the side aspect, window to the rear aspect, light and power.

**OUTSIDE** To the front of the property there is a gravelled garden with shrubs inset and a side driveway providing off-street parking for multiple vehicles and access to the garage. To the rear of the property there is an enclosed rear garden laid mainly to lawn with flowerbeds, shrubs, patio 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](http://mundys.net)

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CWH and J Walter will be able to provide information and services they offer relating to surveys. Should you decide to instruct them 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 them 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 HomeBuyer 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**

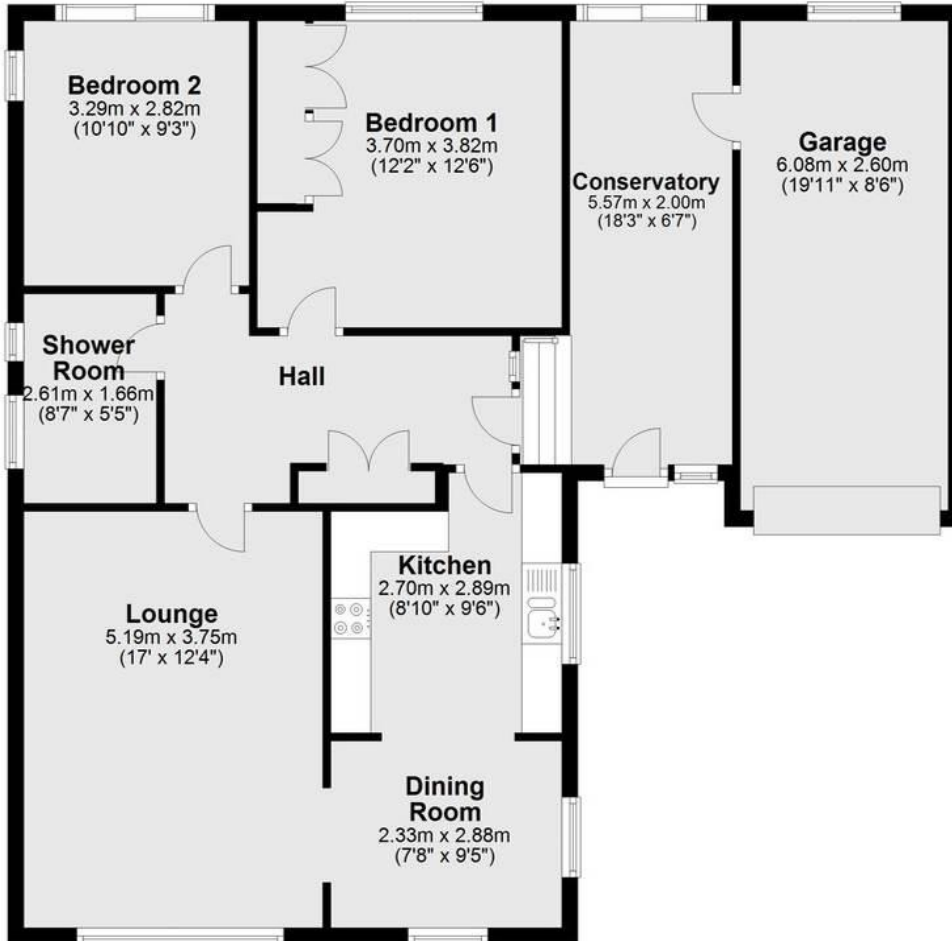
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## Ground Floor

Approx. 103.6 sq. metres (1115.0 sq. feet)



Total area: approx. 103.6 sq. metres (1115.0 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

