



## 3 Gerrard Mews

Washingborough, Lincoln, LN4 1TB

**£280,000**

An outstanding three bedroom detached house in the popular village of Washingborough, to the South of the Cathedral City of Lincoln. The property has immaculate accommodation comprising of Porch, Hall, Lounge, stylish Kitchen Diner with fitted appliances, Conservatory, Utility Room, Cloakroom/WC and a First Floor Landing leading to three Bedrooms and a newly fitted Family Bathroom. Outside there is a driveway, single garage and front and rear gardens. Viewing of this property is highly recommended.





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



## ACCOMMODATION

### PORCH

With spotlights.

### HALL

With staircase to First Floor, spotlights and skirting board lights.

### LOUNGE

13' 10" x 12' 0" (4.22m x 3.68m), with double glazed window to the front aspect and radiator.

### KITCHEN/DINING ROOM

20' 6" x 9' 3" (6.25m x 2.82m), fitted with a range of stylish wall and base units with work surfaces over, integrated fridge freezer, dishwasher, microwave, wine fridge, eye-level electric oven and electric hob with extractor fan over, sink with side drainer, mixer tap and hot water tap, kickboard lights, under cabinet lights, spotlights, tall radiator, understairs cupboard, double glazed window to the rear aspect and double glazed sliding doors to the Conservatory.

### CONSERVATORY

8' 1" x 7' 4" (2.48m x 2.26m), with double glazed door to the garden and radiator.

### UTILITY ROOM

With space for a washing machine, radiator, door to rear garden and cupboard housing the gas-fired central heating boiler.

### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, tiled splashbacks, spotlights and double glazed window to the rear aspect.

### FIRST FLOOR LANDING

With airing cupboard, double glazed window to the side aspect, radiator and loft access point.

### BEDROOM 1

10' 11" x 12' 1" (3.35m x 3.7m), with double glazed window to the front aspect and radiator.

### BEDROOM 2

11' 8" x 10' 7" (3.58m x 3.23m), with double glazed window to the rear aspect and radiator.

### BEDROOM 3

8' 7" x 6' 11" (2.62m x 2.12m), with double glazed window to the front aspect, double wardrobe and radiator.

### BATHROOM

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





## OUTSIDE

To the front of the property there is a lawned garden and a driveway providing off-street parking and access to the single garage. To the rear there is an enclosed garden laid mainly to lawn with a decked seating area.

## GARAGE

18' 2" x 9' 0" (5.54m x 2.75 m), with electric roller door, rear personal door, light and power.

### 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)

### 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

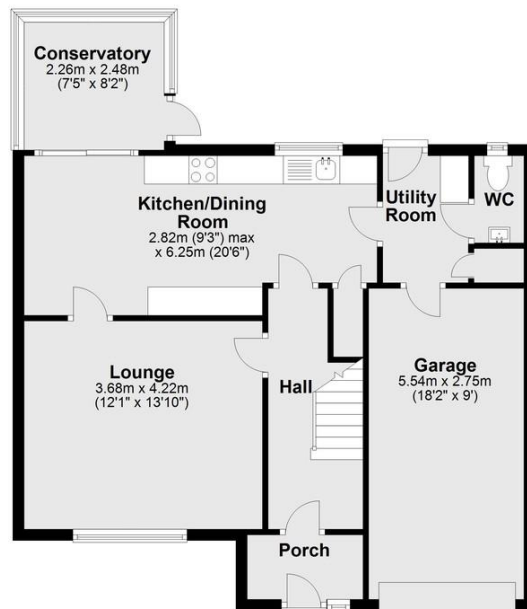
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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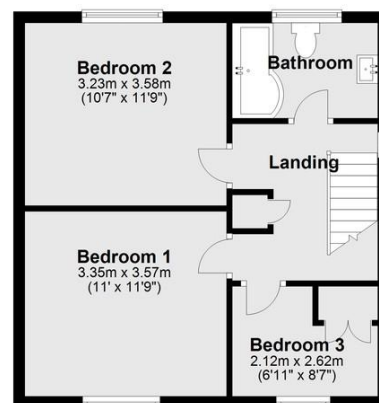
## Ground Floor

Approx. 73.8 sq. metres (794.2 sq. feet)



## First Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



Total area: approx. 115.9 sq. metres (1247.4 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.

