



## 16 Hortonfield Drive

Washingborough, Lincoln, LN4 1AW



Book a Viewing!

### £235,000

A modern end town house located in a cul-de-sac position and offered for sale with No Onward Chain. The property benefits from open views to the rear and has accommodation comprising of Entrance Hallway, WC, Living Room, Kitchen Diner and Conservatory with an air conditioning unit. To the First Floor is a Family Bathroom, three Bedrooms and an En-Suite to the Master Bedroom. Outside there is an open lawned garden at the front and a block paved driveway to the side providing off-street parking and access to the garage. Gated access at the side leads to the lawned rear garden with a paved patio area. Viewing is highly recommended.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**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.





## ACCOMMODATION

### ENTRANCE HALL

With double glazed main entrance door, tiled floor, radiator and coving to ceiling.

### CLOAKROOM/WC

With WC, wash hand basin, radiator and UPVC window.

### LIVING ROOM

13' 6" x 12' 10" (4.11m x 3.91m), with UPVC window to the front elevation, radiator, coving to ceiling and inset spotlights.

### KITCHEN/DINER

19' 9" x 8' 9" (6.02m x 2.67m), fitted with a range of base and wall cupboards, drawers and work surfaces, fitted oven and hob, extractor hood, sink unit and drainer, coving to ceiling, inset spotlights, part-tiled surround, tiled floor, radiator and UPVC double French/patio doors to the Conservatory.

### CONSERVATORY

With UPVC windows and tiled floor.

### FIRST FLOOR LANDING

With UPVC window, coving to ceiling and walk-in storage cupboard housing the Worcester gas central heating boiler

### BEDROOM ONE

10' 0" x 9' 4" (3.05m x 2.84m), with UPVC window to the rear elevation with open views and radiator.

### EN-SUITE

With suite to comprise WC, wash hand basin and fitted shower cubicle, tiled floor and radiator.

### BEDROOM TWO

12' 4" x 9' 9" (3.76m x 2.97m), with UPVC window to the front elevation and radiator.

### BEDROOM THREE

9' 8" x 8' 8" (2.95m x 2.64m), with UPVC window to the front elevation, radiator and built-in storage cupboard.

### BATHROOM

With suite to comprise of bath with shower attachment, WC and wash hand basin, radiator, coving to ceiling, inset spotlights and UPVC window to the rear elevation.

### OUTSIDE

There's an open plan garden at the front, block paved driveway at the side providing off street parking and access to the garage. Gated access at the side leads to the lawned rear garden with a paved patio area.

### GARAGE

With up and over door.





**WEBSITE**

Our detailed website show 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**

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Calum Lyman 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 roughly checked.

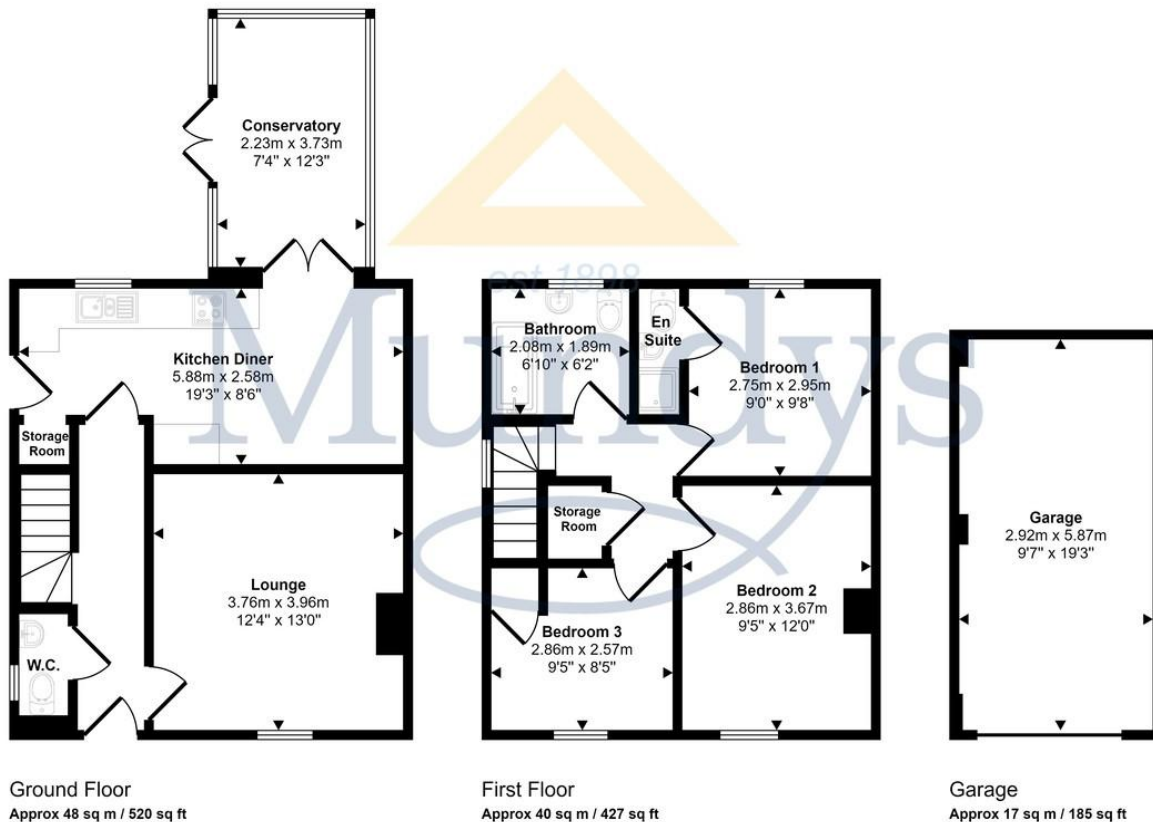
**GENERAL**

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

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Approx Gross Internal Area  
105 sq m / 1132 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street  
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22 Queen Street  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

