



**Plot 25 (Sandringham - Show Home),
2 The Fields, Washingborough, LN4 1FY**



Book a Viewing!

£729,000

SHOW HOME NOW AVAILABLE FOR SALE! Sandringham - Plot 25 is an excellent five bedroom detached home, constructed by Messrs Lindum Homes, boasting spacious living areas and contemporary luxuries within the popular Manor Fields development in Washingborough. The fantastic living accommodation comprises of Main Reception Hall with stairs rising to the First Floor, Lounge with Bi-folding doors and wood burner, Dining Room, Family Room/Study, fantastic Open Plan Living Dining Kitchen incorporating integrated appliances including a double oven, induction hob, fridge freezer, dishwasher and wine cooler. There are Bi-folding doors to the landscaped rear garden, Utility Room, Cloakroom and the First Floor Landing leading to an impressive Principle Bedroom with Walk-in Dressing Area and En-suite Bathroom, Guest Bedroom with further En-suite Shower Room, three further Bedrooms and a Family Bathroom. Outside the property is situated in a prominent position with landscaped gardens and driveway leading to the Integral Double Garage. The property further benefits a 10 Year NHBC Warranty with 2 Year Lindum Customer Care Warranty. Viewing is highly recommended to appreciate this amazing family home.





SERVICES

All mains services available. Underfloor heating to the ground floor. Gas central heating with Hive installed. Security Alarm. Ring Doorbell. BT and Virgin fibre installed.

EPC RATING – B.

COUNCIL TAX BAND – to follow.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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.



RECEPTION HALL

With double glazed main entrance door and side windows, stairs rising to the first floor landing, coving to ceiling, alarm controls, under stairs storage area and tiled floor.

LOUNGE

15' 2" x 13' 6" (4.62m x 4.11m), with feature fireplace and wood burning stove, Bi-folding doors leading to the landscaped rear garden and coving to ceiling.

DINING ROOM

13' 7" x 10' 4" (4.14m x 3.15m), with UPVC window to the front elevation and coving to ceiling.



FAMILY ROOM/STUDY

11' 10" x 10' 6" (3.61m x 3.2m), with UPVC window to the front elevation and coving to ceiling.

OPEN PLAN LIVING DINING AND KITCHEN AREA

20' 2" x 14' 8" (6.15m x 4.47m), fitted with a range of quality kitchen units with soft close doors and drawers, a range of integrated appliances incorporating double oven, fridge and freezer, dishwasher, 6 zone induction hob, feature extraction fan and wine cooler, undermount sink, brushed chrome inset down lighters, two UPVC windows and Bi-folding doors leading to the landscaped rear garden.



UTILITY ROOM

8' 0" x 5' 6" (2.44m x 1.68m), with fitted units with soft close doors, work surface, UPVC window to the rear elevation, coving to ceiling and a courtesy door to the double garage.

CLOAKROOM

With WC and wash hand basin.

FIRST FLOOR LANDING

With access to the airing cupboard housing the hot water cylinder.

PRINCIPLE BEDROOM

12' 9" x 11' 10" (3.89m x 3.61m), with UPVC window to the front elevation, two Velux windows/skylights and access to the dressing room.



DRESSING ROOM

12' 10" x 6' 4" (3.91m x 1.93m), with a range of fitted wardrobes with hanging rails and shelving and UPVC window to the front elevation.

EN-SUITE

With suite to comprise of bath, fitted shower cubicle, his and her wash hand basins with vanity units below and WC, towel radiator, brushed chrome down lighters, shaver socket and part tiled surround.



BEDROOM

13' 9" x 12' 2" (4.19m x 3.71m), with UPVC window to the rear elevation and coving to ceiling.

EN-SUITE

With suite to comprise of fitted shower cubide, part tiled surround, WC and wash hand basin, towel radiator, UPVC window to the rear elevation, brushed chrome down lighters and shaver socket.

BEDROOM

11' 10" x 10' 3" (3.61m x 3.12m), with UPVC window to the front elevation.

BEDROOM

10' 5" x 10' 2" (3.18m x 3.1m), with UPVC window to the rear elevation.

BEDROOM

10' 6" x 9' 11" (3.2m x 3.02m), with UPVC window to the front elevation.



FAMILY BATHROOM

With suite to comprise of bath, fitted shower cubide with rainfall shower head, WC and wash hand basin with vanity units, part tiled surround, brushed chrome down lighters, shaver socket, chrome heated towel rail and UPVC window to the front elevation.

OUTSIDE

The property is situated in a prominent corner position with a driveway providing off road parking and giving access to the Double Garage. There is an excellent landscaped rear garden with patio and entertaining areas, lawned areas and a range of raised flowerbeds and borders.



DOUBLE GARAGE

18' 7" x 18' 7" (5.66m x 5.66m), currently being used as the show office.

EXTERNAL

Double glazed UPVC cream windows

External tap

Water butt

External light to front and rear doors

Block paved driveway

External 240v double socket

Wiring only for future car charging point





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.n.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 – HOW WE MAY REFER YOU TO

SBS & Beteridge 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 Water 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 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 MR RICS.

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.

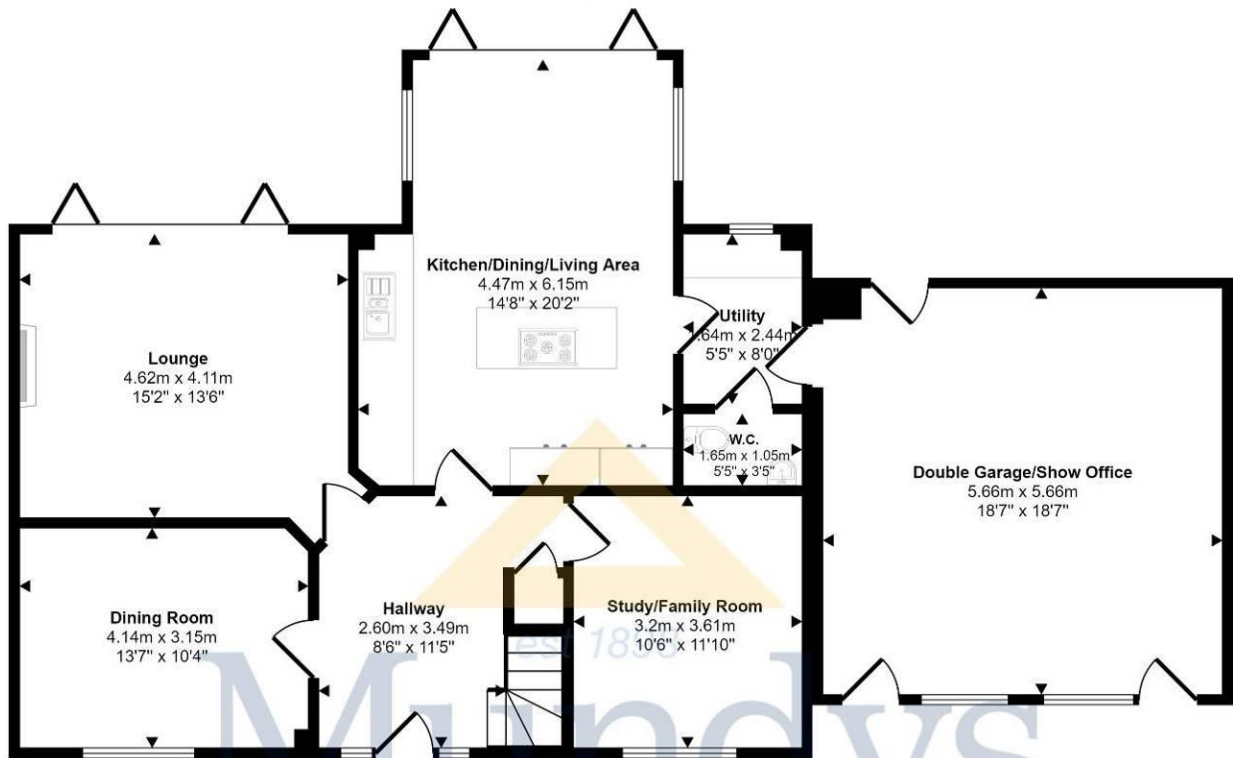
GENERAL

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 are for their clients and the vendors (Lessors) for whom they act as Agents given the fact that:

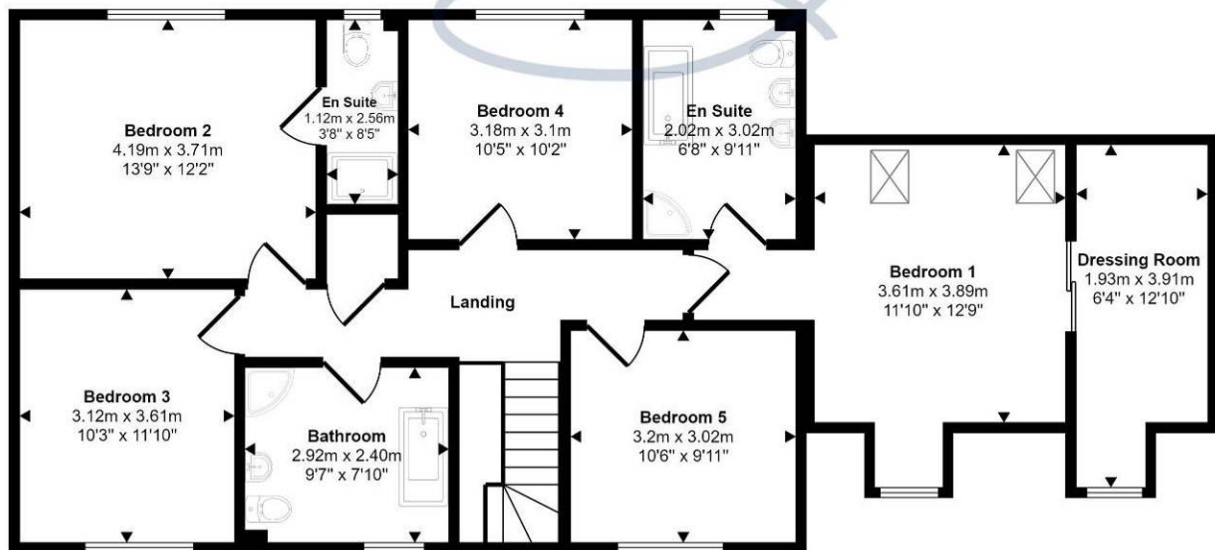
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area
219 sq m / 2362 sq ft



Ground Floor
Approx 118 sq m / 1275 sq ft



First Floor
Approx 101 sq m / 1088 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.

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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 and 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.

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