



## Plot 5 (Kensington), 35 The Fields

Washingborough, Lincoln, LN4 1FY



Book a Viewing!

**£650,000**

The Kensington is a substantial executive detached family home with exceptional living space and constructed by Messrs Lindum Homes. The Kensington is situated within the popular Manor Fields development in Washingborough and offers impressive living accommodation to comprise of Main Entrance Hall, Lounge/Sitting Room with log burner, impressive Open Plan Living Dining Kitchen with Bi-folding doors opening to the rear garden, Utility Room and Cloakroom. The First Floor Galleried Landing leads to five Bedrooms, En-suite to the Principle Bedroom, shared En-suite to Bedrooms two and three, Family Bathroom and Study/Bedroom 6. Outside there is a front garden and a large rear garden with patio area, block paved driveway and an Integral Double Garage. The property further benefits from a 10 Year NHBC Warranty with 2 Year Lindum Customer Care Warranty. Viewing is highly recommended to appreciate this amazing family home.



## The Fields, Washingborough, Lincoln, LN4 1FY



### **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** – TBC.

**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 a menities including shops, schooling of all grades and leisure facilities. There is easy access to the South of Lincoln City and further extensive facilities.





## ACCOMMODATION

### ENTRANCE HALL

LOUNGE - 20' 2" x 12' 1" (6.15m x 3.68m)  
Wood burning stove with hearth and mantle

OPEN PLAN KITCHEN/DINING/LIVING AREA - 32' 9" x 14' 8" (9.98m x 4.47m)

Fitted kitchen with soft close doors and drawers  
Brushed chrome down lighters to kitchen only  
Quartz worktop  
LVT flooring  
Ceramic upstand above worktop  
Undermounted sink  
Integrated dishwasher  
Integrated fridge/freezer  
Ceiling hood  
Integrated double tower oven  
6 zone induction hob  
Wine cooler

UTILITY ROOM - 8' 11" x 6' 2" (2.72m x 1.88m)

Utility room with fitted units to match kitchen with electrics, plumbing and appliance space  
Quartz worktop  
LVT flooring

### CLOAKROOM

### FIRST FLOOR GALLERIED LANDING

BEDROOM - 16' 9" x 12' 0" (5.11m x 3.66m) Wardrobe with soft close sliding doors to Master Bedroom



### EN-SUITE

Shower cubicle, white basin and WC  
Rainfall shower head  
Large walk-in shower  
Ceramic wall tiles with edging trim, to be fitted as per property floorplan  
Chrome heated towel rail  
LVT Flooring  
Fitted vanity unit  
Brushed chrome LED down lighters  
Shaver socket

BEDROOM - 12' 0" x 11' 7" (3.66m x 3.53m)

### EN-SUITE

Shower cubicle, white basin and WC  
Ceramic wall tiles with edging trim, to be fitted as per property floorplan  
LVT Flooring  
Brushed chrome LED down lighters  
Shaver socket

BEDROOM - 11' 4" x 10' 11" (3.45m x 3.33m)

BEDROOM - 12' 2" x 10' 4" (3.71m x 3.15m)

BEDROOM - 10' 1" x 8' 3" (3.07m x 2.51m)

STUDY/BEDROOM - 7' 10" x 7' 9" (2.39m x 2.36m)





## BATHROOM

- White bathroom suite with chrome taps inc bath and separate shower cubicle
- Rainfall shower head
- Ceramic wall tiles with edging trim, to be fitted as per property floor plan
- Chrome heated towel rail
- Fitted vanity unit
- Brushed chrome LED down lighters
- Shaver socket

## DOUBLE GARAGE

18' 6" x 17' 3" (5.64m x 5.26m)

## GENERAL

- White emulsion to all internal walls
- White emulsion to ceilings
- Coving to all downstairs rooms
- White satinwood to all skirting boards and window sills
- Internal oak veneered cottage style doors
- White satinwood painted staircase with oak handrail
- Glazed door(s) as per property floor plan

## ELECTRICAL

- Telephone points to rooms as per property electrical plan
- Television aerial points to principal rooms as per property electrical plan
- Integrated USB double sockets to principle rooms as per property electrical plan

## EXTERNAL

- Double glazed UPVC cream windows
- Bifold doors
- External tap
- Water butt
- Turf to front garden
- Path to front and rear door and paved patio
- External light to front and rear doors
- Block paved driveway
- External 240v double socket
- Wiring only for future car charging point
- Large turfed rear garden with patio

## 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.co.uk](http://mundys.co.uk)

## 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

Sole & Bedford, Ringwood Law LLP, Burton and Co, Bridgefield, Dale & Co, Bled & Co and Gibson 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 Callum Lyman 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.

Clearings 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 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 Report, call 01525 56088 and ask for Steven Spiv MRICS.

## GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you work out the cost of financing your purchase.

## NOTE

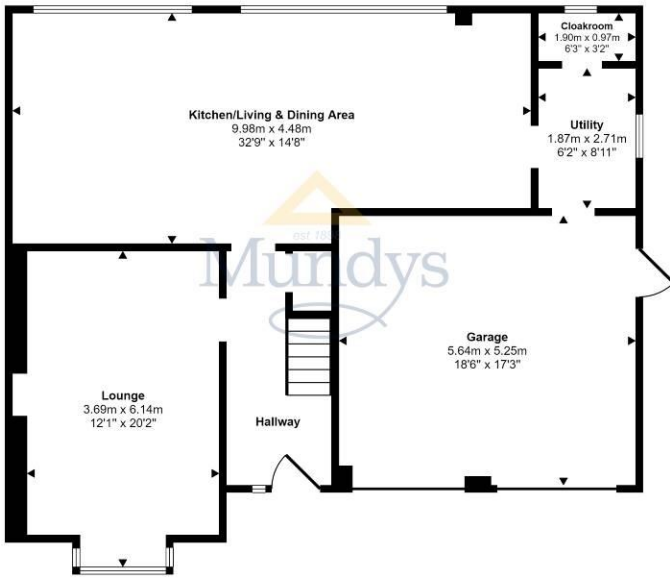
- None of these services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## GENERAL

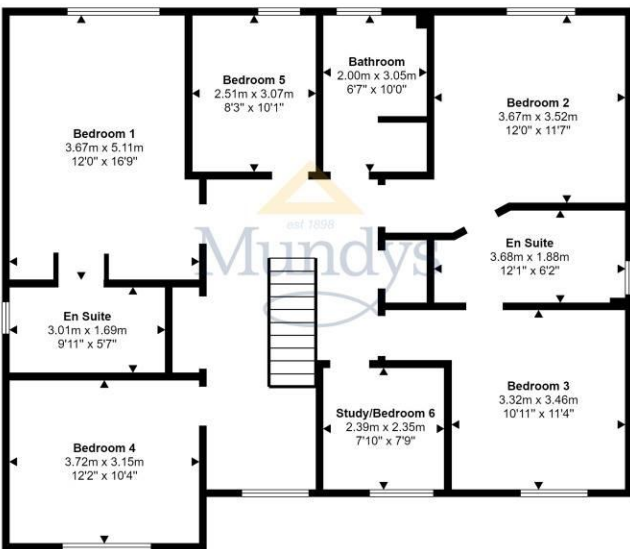
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors/lessors for whom they act as Agents give notice that:

- The details are a general outline or guide only and do not constitute any part of an offer contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
- 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 and not verified.

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Ground Floor  
Approx 115 sq m / 1239 sq ft



First Floor  
Approx 114 sq m / 1228 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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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.

