



## 20 Marlborough Avenue

Washingborough, Lincoln, LN4 1DW



Book a Viewing!

**£300,000**

Situated in the popular village of Washingborough, to the South of the Cathedral City of Lincoln, an extended three bedroom detached bungalow with immaculate accommodation comprising of Porch, Hall, Lounge, Dining Room, Newly Fitted Modern Kitchen, Utility Room, 3 Bedrooms, Master with En-Suite Shower Room and Four Piece Family Bathroom. There is a low maintenance front garden, a block paved drive and a generous enclosed rear garden. Viewing of the 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.





#### PORCH

With tiled flooring.

#### HALL

With storage cupboard, airing cupboard, loft access point and radiator.

#### LOUNGE

16' 5" x 12' 5" (5.02m x 3.79m) With double glazed windows to the front and side aspects, electric fire set within decorative fireplace and two radiators.

#### DINING ROOM

12' 5" x 8' 9" (3.79m x 2.67m) With double glazed window to the front aspect and radiator.



#### KITCHEN

12' 9" x 7' 10" (3.91m x 2.40m) Fitted with a range of wall and base units with work surfaces over, eye level Neff electric oven, Neff induction hob with extractor fan over, spaces for fridge freezer and dishwasher, stainless steel sink with side drainer and mixer tap over, double glazed window to the side aspect and radiator.

#### BEDROOM 1

14' 7" x 10' 9" (4.45m x 3.30m) With double glazed window to the rear aspect, range of fitted wardrobes and radiator.



#### EN-SUITE SHOWER ROOM

6' 7" x 3' 11" (2.03m x 1.21m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, shaver point and double glazed window to the side aspect.

#### BEDROOM 2

15' 4" x 8' 11" (4.69m x 2.72m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 3

8' 10" x 6' 5" (2.70m x 1.97m) With double glazed window to the rear aspect and radiator.



#### BATHROOM

7' 9" x 8' 4" (2.38m x 2.55m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls, towel radiator, shaver point and double glazed high level window to the front aspect.

#### UTILITY ROOM

7' 11" x 4' 11" (2.43m x 1.51m) Fitted with wall and base units with work surfaces over, internal door to the garage and door to the rear garden.



## OUTSIDE

To the front of the property there is a low maintenance gravelled garden and to the side there is a block paved driveway providing off street parking for multiple vehicles and access to the single garage. To the rear there is a generous, enclosed rear garden, laid mainly to lawn with side raised border, patio seating area and shed.

## GARAGE 19'

11" x 8' 1" (6.08m x 2.48m) With electric up and over roller door, side personal door, double glazed window to the front aspect, wall mounted gas fired central heating boiler, plumbing and space for a washing machine, 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, 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 Callum 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.

Coverings 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 are 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 as not verified.

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### Ground Floor

Approx. 119.2 sq. metres (1282.6 sq. feet)



Total area: approx. 119.2 sq. metres (1282.6 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.

