



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.



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All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

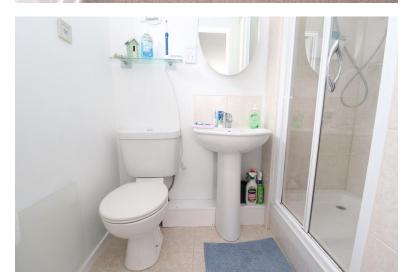
VIEWINGS - By prior appointment through Mundys.

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' $5'' \times 12' 5'' (5.02m \times 3.79m)$ 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

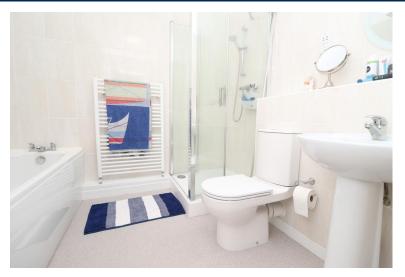
8' 10" x 6' 5" (2.70m x 1.97m) With double glazed window to the rear aspect and radiator.

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.

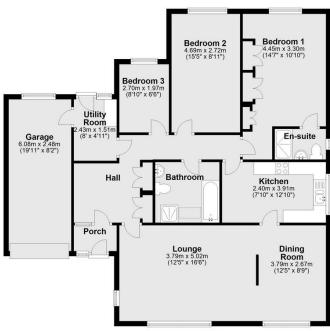
UTILITY ROOM

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.





Ground Floor



Total area: approx. 119.2 sq. metres (1282.6 sq. feet) For Illustration purposes only. Plan produced using PlanUp.

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, endosed 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.

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None of the services or equipment have been checked or tested.

2. All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

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:

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