



## 6 Curzon Mews

Washingborough, Lincoln, LN4 1QY



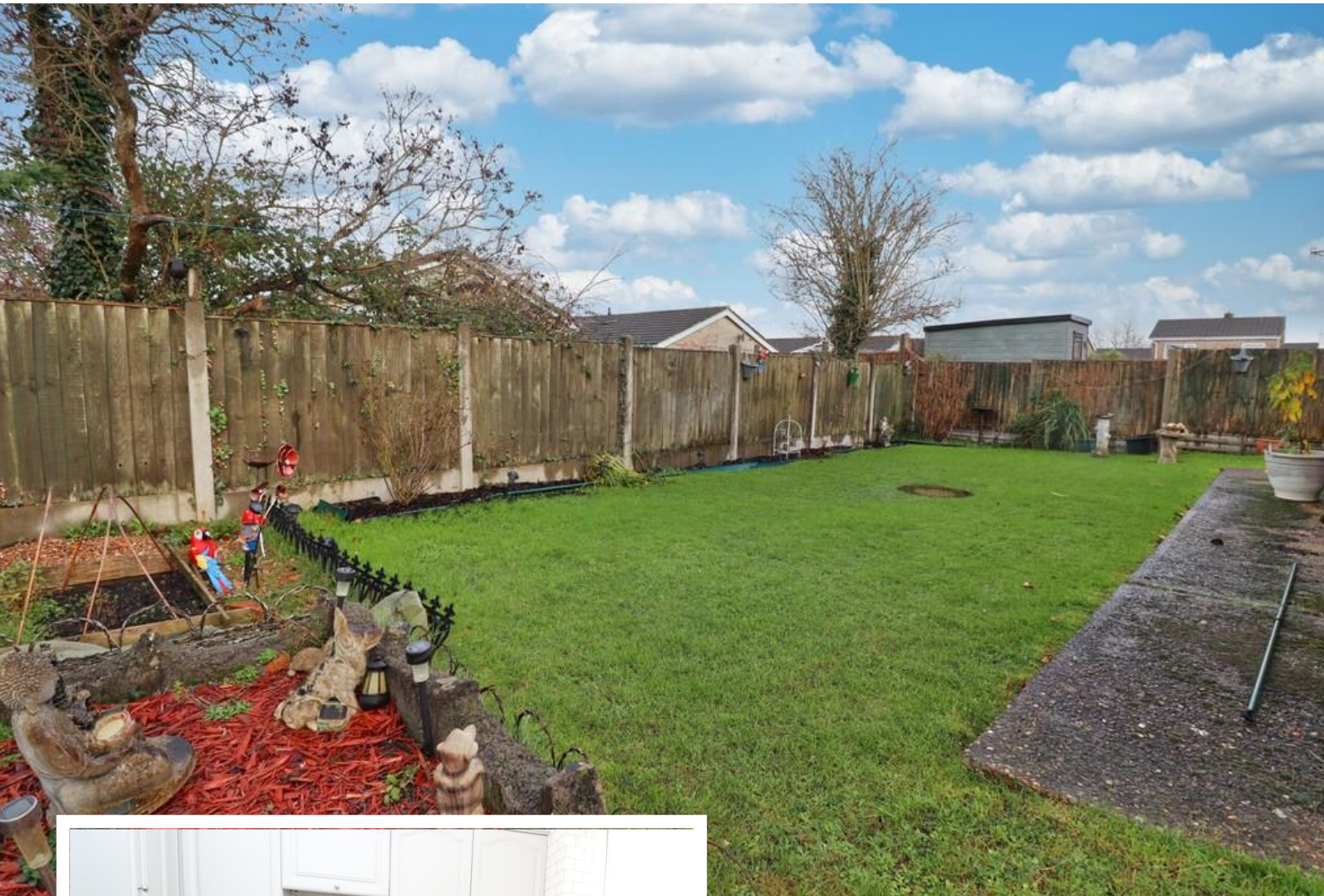
Book a Viewing!

**£195,000**

An extended three bedroom link detached bungalow situated at the end of a quiet cul de sac in the ever popular village of Washingborough. The property is in need of some modernisation with accommodation comprising of Entrance Hall, Lounge, Dining Room, Kitchen, Inner Hallway, three Bedrooms and a Shower Room. The property has front and rear gardens, a driveway and an attached single garage. The property further benefits from being sold with no onward chain.







#### **SERVICES**

Mains water, electric and drainage services available.  
Electric storage heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.







## ACCOMMODATION

### ENTRANCE HALL

With Storage cupboard and electric storage heater.

### LOUNGE

14' 9" x 11' 3" (4.51m x 3.43m) With decorative fireplace, double glazed window to the front aspect and electric storage heater.

### DINING ROOM

14' 7" x 8' 2" (4.47m x 2.51m) With double glazed windows to the front and side aspects, electric storage heater and storage cupboard.

### KITCHEN

8' 0" x 5' 6" (2.45m x 1.68m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for cooker and washing machine, double glazed window to the front aspect and door to the rear garden.

### INNER HALLWAY

With airing cupboard and electric storage heater.

### BEDROOM 1

12' 1" x 11' 2" ( 3.70m x 3.42m) With double glazed window to the rear aspect and electric storage heater.



### BEDROOM 2

11' 10" x 8' 5" (3.63m x 2.57m) With double glazed window to the rear aspect and electric storage heater.



### BEDROOM 3

8' 6" x 8' 2" (2.60m x 2.51m) With double glazed window to the side aspect and electric storage heater.

### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with electric shower, close coupled WC and wash hand basin in a vanity style unit with storage beneath, tiled walls and double glazed window to the side aspect.



### OUTSIDE

To the front of the property there is a lawned garden and a side driveway providing off street parking and access to the single garage. To the rear there is an enclosed garden laid mainly to lawn with decorative flowerbeds.





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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 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.

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**GETTING A MORTGAGE**  
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**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.

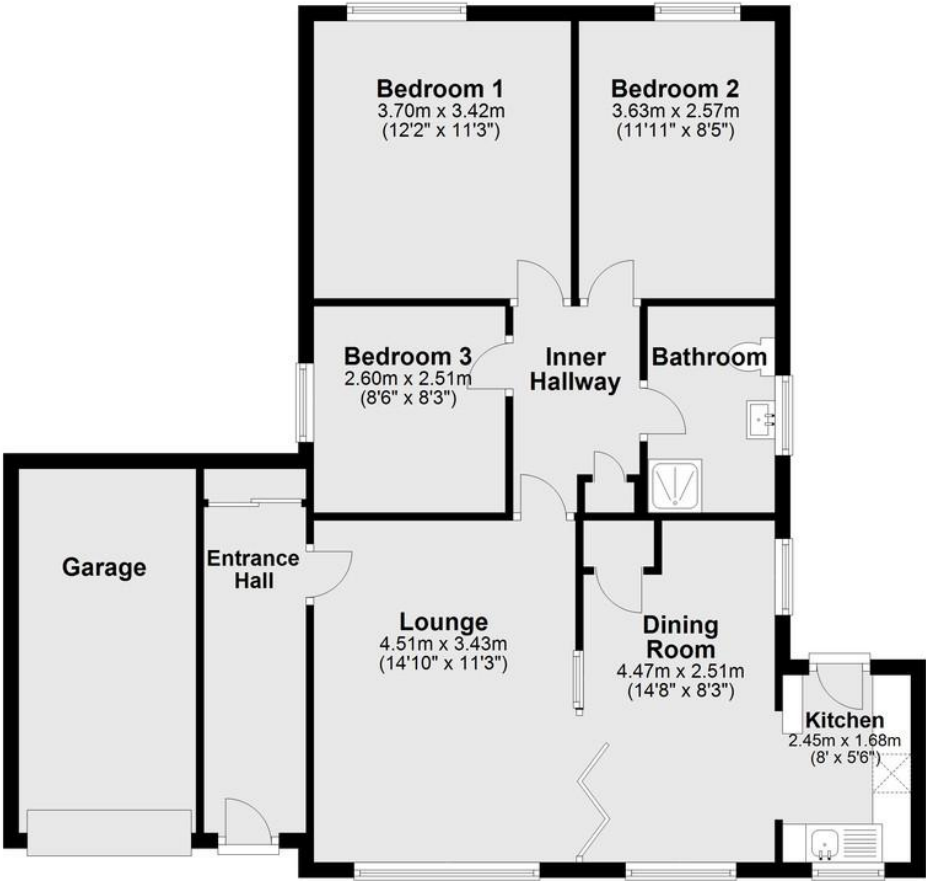
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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### Ground Floor

Approx. 89.5 sq. metres (963.6 sq. feet)



Total area: approx. 89.5 sq. metres (963.6 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 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.

