



2 Raynton Close

Washingborough, Lincoln, LN4 1HD



Book a Viewing!

£250,000

A well-presented three bedroom detached house in the popular village of Washingborough, just to the South of the Cathedral City of Lincoln. The property has well proportioned accommodation comprising of Porch, Hall, Lounge, Dining Room, Kitchen, Sun Room and a First Floor Landing leading to three Bedrooms, Bathroom and a Separate WC. Outside there is a driveway, single attached garage and beautiful front and rear gardens. Viewing of this property is highly recommended. The property has the added benefit of Solar panels which are owned, producing an income and reducing the bills.





SERVICES

All mains services available. Gas central heating.

Solar panels which are the property of the home owner, producing an income and reducing the bills.

EPC RATING – C.

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 double glazed window to the front aspect.

HALL

With staircase to the first floor, under stairs storage cupboard, laminate flooring and radiator.

LOUNGE

14' 5" x 12' 10" (4.41m x 3.93m) With double glazed bow window to the front aspect, electric fire set within feature fireplace and radiator.

DINING ROOM

10' 9" x 9' 2" (3.29m x 2.80m) With double glazed window to the rear aspect and radiator.



KITCHEN

10' 5" x 9' 1" (3.20m x 2.78m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, integrated fridge freezer and washing machine, electric oven and hob with extractor fan, tiled flooring and splashbacks, radiator and double glazed window to the rear aspect.

SUN ROOM

9' 1" x 8' 2" (2.77m x 2.51m) With double glazed windows to the side and rear aspects and laminate flooring.

FIRST FLOOR LANDING

With double glazed window to the side aspect, airing cupboard and loft access point.



BEDROOM 1

12' 2" x 11' 3" (3.71m x 3.43m) With double glazed window to the front aspect and radiator.

BEDROOM 2

12' 2n(max)" x 10' 9" (3.71m x 3.30m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

9' 2" x 7' 10" (2.81m x 2.41m) With double glazed window to the side aspect, cupboard housing the gas fired central heating boiler and radiator.

BATHROOM

With panelled bath with shower over, pedestal wash hand basin, tiled walls, radiator and double glazed window to the rear aspect.



SEPARATE WC

With close coupled WC, part tiled walls and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a garden with mature shrubs and a driveway providing off street parking which gives access to the single garage. The garage has an up and over door to the front, personal door to the rear, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area, stocked borders and mature shrubs.



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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.

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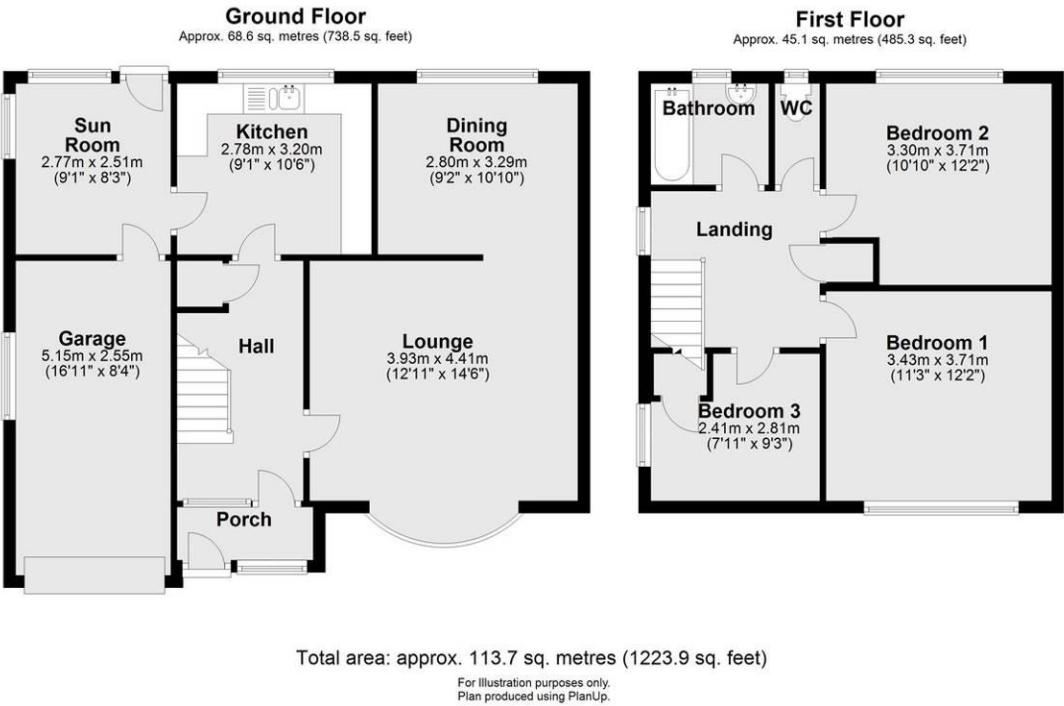
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

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