



59 Granson Way

Washingborough, Lincoln, LN4 1HB



Book a Viewing!

£215,000

A two bedroom detached bungalow on a generous plot situated in the popular village of Washingborough, close to the Cathedral City of Lincoln. The property offers accommodation comprising of Side Porch, Entrance Hall, Lounge, Kitchen/Diner, two double Bedrooms, Conservatory and Bathroom. There is a low maintenance front garden, a long driveway leading to a single garage and an enclosed rear garden. Viewing of the property is highly recommended. NO CHAIN.



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

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.



ACCOMMODATION

SIDE PORCH

With tiled flooring, door to the garden and personal door to the garage.

HALL

With airing cupboard housing the gas fired central heating boiler, storage cupboard and radiator.

KITCHEN

11' 2" x 8' 8" (3.41m x 2.65m) Fitted with a range of wall and base units with work surfaces over ceramic sink with side drainer and mixer tap over, spaces for cooker, fridge and washing machine, tiled splashbacks and double glazed window to the side aspect.

DINING ROOM

8' 8" x 7' 7" (2.65m x 2.32m) With double glazed window to the side aspect and radiator.

LOUNGE

14' 11" x 13' 2" (4.57m x 4.02m) With double glazed bow window to the front aspect, gas fire set within a feature fireplace and radiator.

BEDROOM 1

12' 6" x 12' 2" (3.82m x 3.71m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

12' 0" x 9' 2" (3.68m x 2.80m) With double glazed French doors to the conservatory, fitted wardrobes and radiator.

CONSERVATORY

12' 1" x 8' 1" (3.69m x 2.48m) With double glazed French doors to the rear garden, tiled flooring and ceiling fan.

BATHROOM

Fitted with a three piece suite comprising of panelled bath, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a low maintenance gravelled garden and a driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an electric roller shutter door to the front, internal door to the porch, light and power. To the rear of the property there is a generous enclosed garden with a greenhouse, summer house and shed.





WEBSITE
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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.

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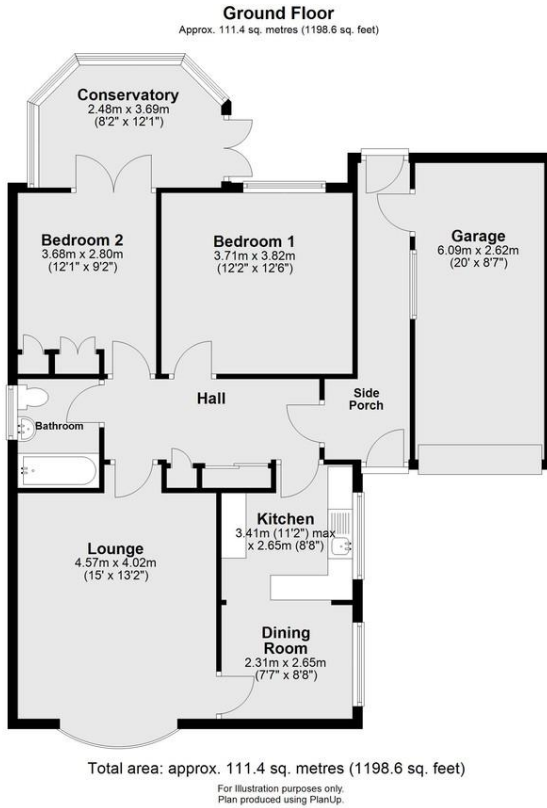
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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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