



18 Fosters Gardens

Potterhanworth, Lincoln, LN4 2DE



Book a Viewing!

£95,000

(Represents a 50% Share)

A rare opportunity to purchase a shared ownership property on a 50% Share with Lincs Rural Housing. The property has internal accommodation to comprise of Inner Hallway, WC, Lounge, Kitchen Diner and a First Floor Landing leading to two well-appointed Bedrooms and a luxury family Shower Room. Outside there is off road parking to the front and to the rear there is a well-maintained garden with paved seating area, a shed and views over farmland. Viewing of this property is highly recommended. Applications will need to be made via Lincolnshire Rural Housing Association.





SERVICES

All mains services available. Electric Storage heaters.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Share of Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Potterhanworth is a small village situated seven miles to the South-East of the historic Cathedral and University City of Lincoln, just off the B1188 Lincoln to Sleaford Road. There is a local village church, primary school and memorial hall. Nocton Community Primary and Branston Community Academy are also in close proximity. Washingborough benefits from The Ferry Boat public house, the well-known Washingborough Hall Hotel and fine dining Restaurant, shops, primary school and a variety of other amenities.





ACCOMMODATION

INNER HALLWAY

With electric storage heater, stairs to the first floor landing, composite door to the side aspect and doors to the lounge and WC.

WC

With double glazed wooden window to the front aspect, suite to comprise of WC, wash hand basin with vanity cupboard and tiled flooring.

LOUNGE

16' 3" x 11' 7" (4.97m x 3.55m) With double glazed wooden window to the front aspect, electric storage heater, decorative fireplace and a door to the kitchen.



KITCHEN/DINER

9' 10" x 14' 9" (3.01m x 4.50m) With double glazed door to the rear garden, window to the rear aspect with views over farmland, fitted with a range of modern base units and drawers with work surfaces over, Neff integral electric oven, Induction hob and extraction above, composite sink unit and drainer with mixer tap and water filter, spaces for a dishwasher, washing machine and fridge freezer, wall mounted cupboards with complementary below, electric storage heater and under stairs storage cupboard.

FIRST FLOOR LANDING

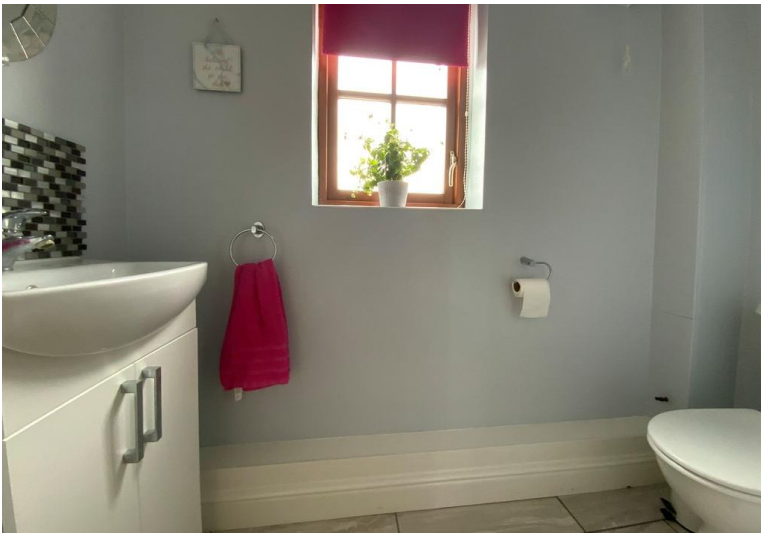
With double glazed wooden window to the side aspect, doors to two bedrooms and shower room and access to the roof void.

BEDROOM 1

15' 0" x 8' 1" (4.58m x 2.47m) With double glazed wooden window to the front aspect and electric storage heater.

BEDROOM 2

10' 8" x 14' 11" (3.26m x 4.56m) With two double glazed wooden windows to the rear aspect and electric storage heater.



SHOWER ROOM

7' 8" x 6' 6" (2.34m x 1.99m) With double glazed wooden window to the front aspect, suite to comprise of shower cubicle, WC and wash hand basin with vanity cupboard, partly tiled walls and a chrome towel heater.

OUTSIDE

To the front of the property there is two allocated parking spaces and gated access to the side leading to the rear garden. To the rear there is a paved seating area, flowerbeds, decorative gravelled beds, a shed and views over farmland.





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

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 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.

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.

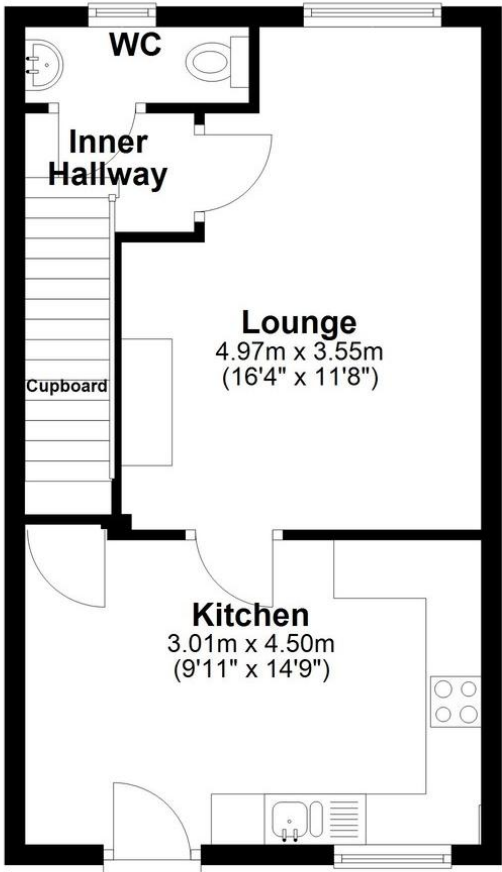
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

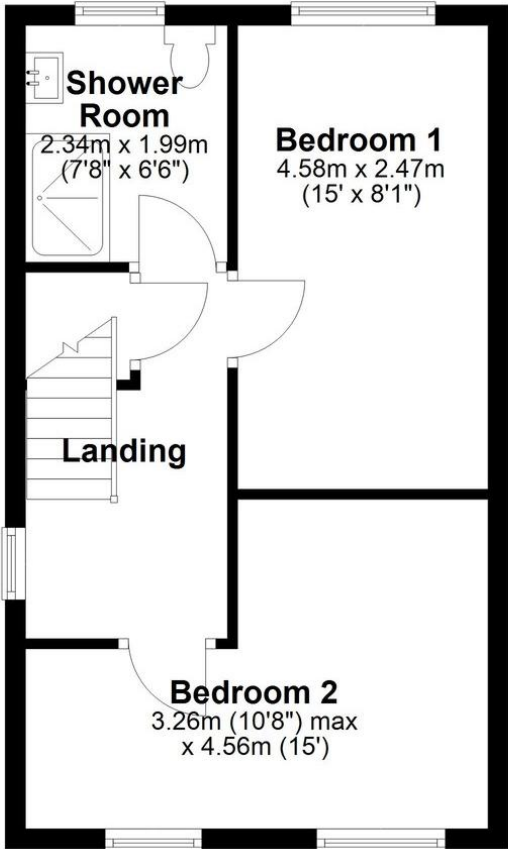
- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition 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



First Floor



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.

