



9 Hortonfield Drive

Washingborough, Lincoln, LN4 1AW



Book a Viewing!

£215,000

A modern and spacious three bedroom semi detached house located in a small cul-de-sac within the popular Village of Washingborough. The well presented accommodation on offer comprises of Hall, Cloakroom/WC, Lounge, Kitchen/Diner, First Floor Landing, three Bedrooms, En-suite Shower Room and a Family Bathroom. Outside there is a front garden, block paved driveway, attached single garage and an enclosed rear garden. Viewing is highly recommended. No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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

HALL

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

CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, tiled splashbacks, laminate flooring, radiator and a double glazed window to the side aspect.

LOUNGE

12' 8" x 12' 0" (3.87m x 3.677m) With double glazed window to the front aspect, decorative fireplace, spotlights, laminate flooring and radiator.



KITCHEN/DINER

19' 7" x 10' 1" (5.98m x 3.08m) Fitted with a range of wall and base units with work surfaces over, spaces for fridge freezer and washing machine, electric oven with gas hob and extractor fan, stainless steel sink unit with side drainer and mixer tap over, tiled splashbacks, laminate flooring, spotlights, radiator, double glazed window to the rear aspect and double glazed French doors to the garden.

FIRST FLOOR LANDING

With storage cupboard and double glazed window to the side aspect.

BEDROOM 1

11' 4" x 9' 9" (3.47m x 2.98m) With double glazed window to the rear aspect, spotlights and radiator.



EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wall mounted wash hand basin, tiled flooring and splashbacks, spotlights and radiator.

BEDROOM 2

10' 7" x 9' 8" (3.24m x 2.95m) With double glazed window to the front aspect and radiator.

BEDROOM 3

9' 7" x 7' 4" (2.93m x 2.26m) With double glazed window to the front aspect, built-in wardrobe and radiator.

BATHROOM

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



OUTSIDE

To the front of the property there is a lawned garden and a block paved driveway providing off street parking and access to the garage. The garage has an up and over door to the front, light and power. To the rear of the property there is an enclosed gravelled garden with a patio seating area.



WEBSITE
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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 Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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.

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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.

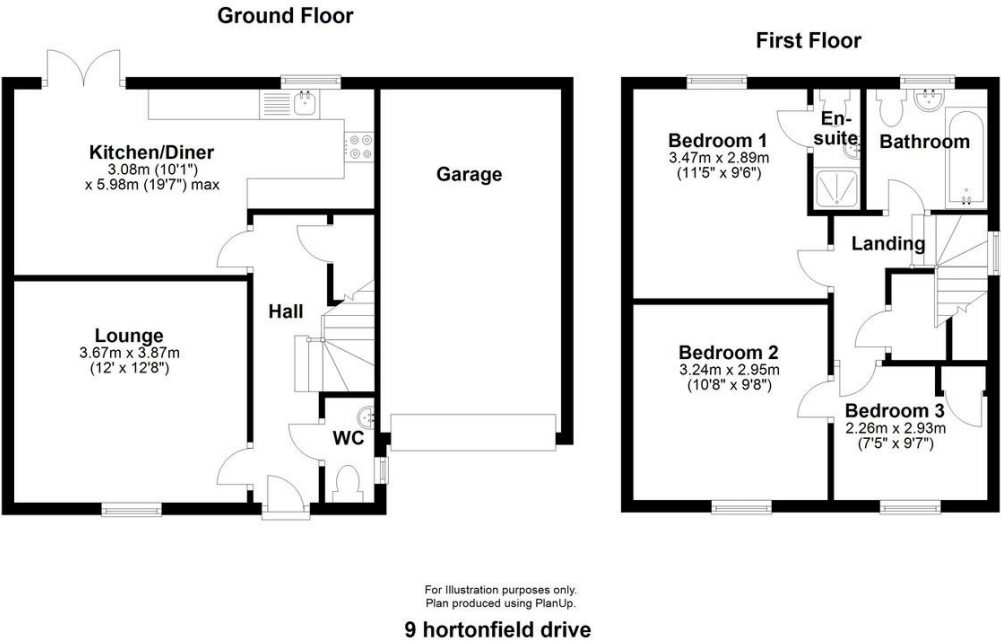
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.
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