



11 The Orchard

Washingborough, Lincoln, LN4 1BY



Book a Viewing!

£210,000

A modern two bedroom detached bungalow situated in a cul-de-sac location in the popular village of Washingborough, to the South of the historic Cathedral and University City of Lincoln. The property offers immaculate living accommodation comprising of Hall, Lounge, Kitchen, two double Bedrooms and Bathroom. Outside there are low maintenance gardens to the front and rear. There is the additional benefit of a Single Garage in a block with a parking space to the front of the Garage. Viewing is highly recommended.

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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

HALL

With radiator and airing cupboard.

LOUNGE

12' 0" x 11' 0" (3.67m x 3.37m) With gas fire set within a feature fireplace, double glazed window to the front aspect and radiator.

KITCHEN

7' 10" x 7' 10" (2.41m x 2.41m) 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, washing machine and fridge, tiled splashbacks, wall mounted gas fired central heating boiler, radiator and double glazed window to the front aspect.

BEDROOM 1

12' 0" x 11' 0" (3.66m x 3.37m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

11' 3" x 8' 11" (3.45m x 2.72m) With double glazed French doors to the rear garden and radiator.

BATHROOM

7' 10" x 6' 9" (2.40m x 2.06m) Fitted with a three-piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, part tiled walls, radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a low maintenance gravelled garden. To the rear there is an enclosed low maintenance gravelled garden with patio seating area, flowerbeds and shed. The property further benefits from a single garage in a block with a parking space.



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 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.

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

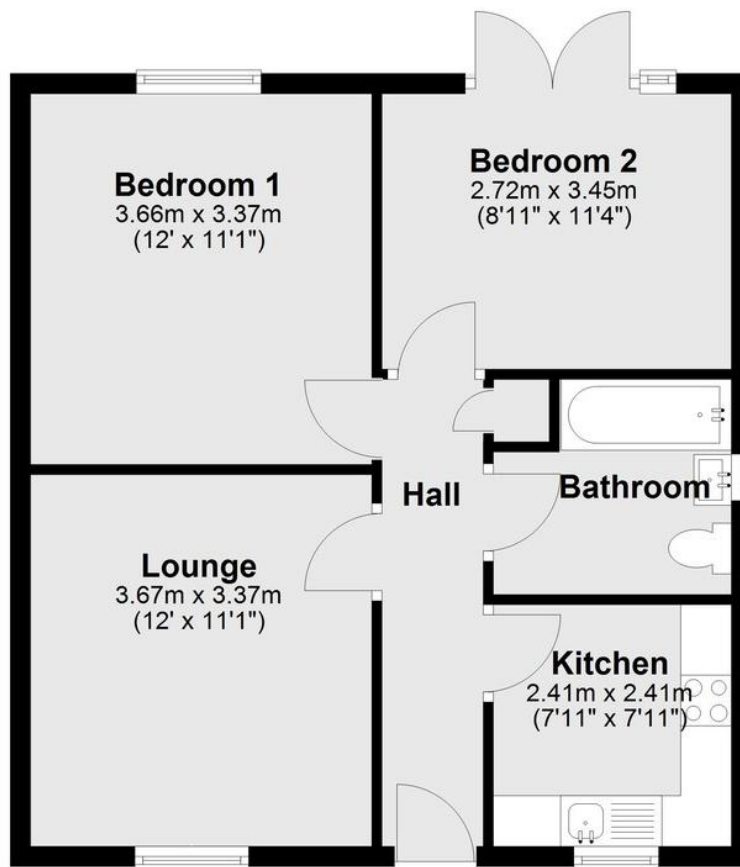
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
2. 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

Approx. 51.7 sq. metres (556.2 sq. feet)



Total area: approx. 51.7 sq. metres (556.2 sq. feet)

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.

