



1 Park Crescent

Washingborough, Lincoln, LN4 1DD



Book a Viewing!

£330,000

Discreetly positioned on a generous plot in the ever popular village of Washingborough, this extended and individually designed four bedroom detached home offers a rare opportunity to acquire a home with immense character and scope for modernisation. The versatile accommodation is both spacious and full of potential, with the ground floor featuring a hallway, a well-proportioned kitchen leading into the dining area, and a charming lounge centred around an impressive feature fireplace. A ground floor bedroom and bathroom add flexibility, while an elegant spiral staircase rises to the first floor, giving access to three further bedrooms and a cloakroom/WC. The property is enhanced externally by extensive gardens to both the front and rear, providing a delightful setting with ample space for outdoor living. A private driveway and detached garage complete this unique home. Early viewing is strongly advised to fully appreciate the individuality, potential, and idyllic position of this desirable property.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — C.

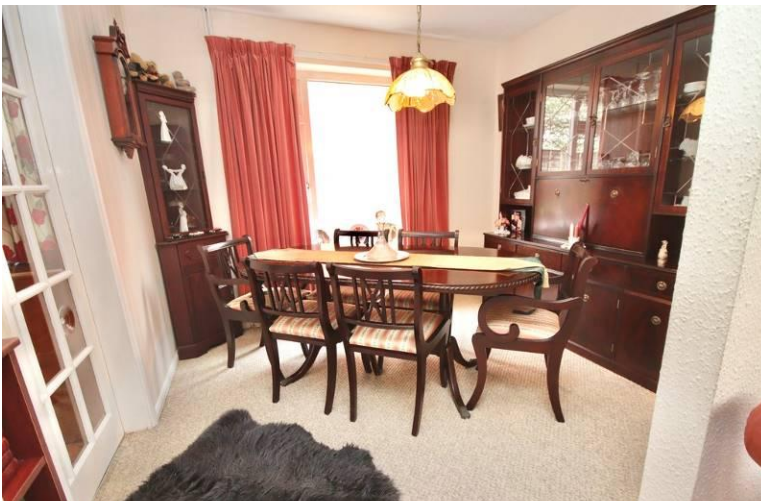
LOCAL AUTHORITY - North Kesteven District Council.

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.





ACCOMMODATION

KITCHEN/DINER

13' 6" x 12' 3" (4.12m x 3.75m) With built-in worktops and cupboard storage, a split eye level oven, electric hob, large double drainer sink positioned to enjoy views over the rear garden, spaces for a dining table, fridge/freezer and further appliances, two UPVC rear windows, an additional side window, rear doors leading to the garden, vinyl flooring and radiator.

DINING ROOM

9' 11" x 8' 9" (3.02m x 2.67m) Accessible via a glazed door from the kitchen with a side facing UPVC window, radiator and access into the lounge.

LOUNGE

11' 6" x 24' 11" (3.51m x 7.60m) With three UPVC windows, two of which are bay fronted, a feature stone fireplace, radiator and impressive spiral staircase leading to the first floor landing.

HALLWAY

Linking the kitchen to bedroom one and the bathroom, with built-in storage cupboard and radiator.

BATHROOM

8' 7" x 10' 11" (2.62m x 3.33m) With bath with electric shower over, pedestal sink, WC, chrome towel rail, airing cupboard storage, tiled splashbacks and a frosted rear window.

BEDROOM 1

11' 9" x 9' 10" (3.59m x 3m) With UPVC window to the rear aspect, built-in wardrobe with overhead storage and radiator.

FIRST FLOOR LANDING

Accessed via a spiral staircase from the lounge, a front facing window and access to three bedrooms and WC.

WC

With pedestal sink, WC, tiled splashbacks, radiator and a frosted UPVC window to the rear.

BEDROOM 2

13' 6" x 10' 10" (4.12m x 3.3m) With a rear facing UPVC window, radiator, fitted wardrobes and dressing table.

BEDROOM 3

14' 7" x 9' 3" (4.45m x 2.83m) With a rear facing UPVC window, radiator and built-in wardrobes.

BEDROOM 4

8' 7" x 9' 9" (2.62m x 2.97m) With UPVC rear window and radiator.

OUTSIDE

To the rear of the property there is a substantial lawn with a patio, summer house, sheds, fruit trees and established shrubs. Gated access leads to a detached garage, outside WC with sink and small rear facing window and a driveway. The front offers further parking for multiple vehicles along with a lawned garden bordered by mature shrubs.





GARAGE

16' 5" x 7' 0" (5m x 2.14m) With an up and over door and power.

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 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.

Mundys Financial Services 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

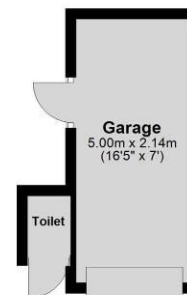
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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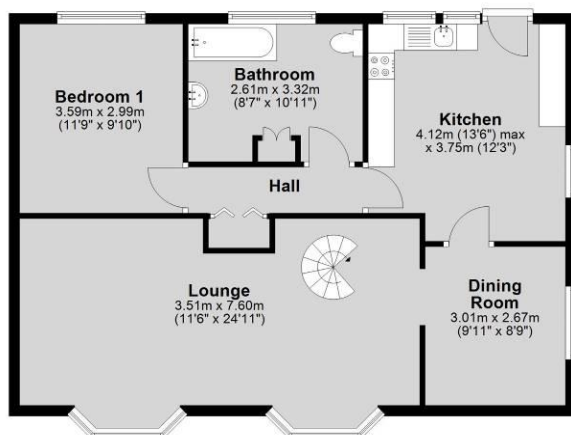
Outbuilding

Approx. 11.7 sq. metres (126.5 sq. feet)



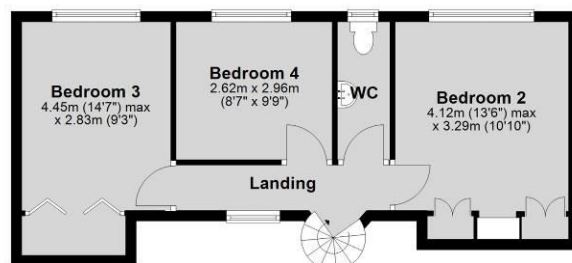
Ground Floor

Approx. 74.9 sq. metres (806.6 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



Total area: approx. 127.3 sq. metres (1370.4 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 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.

