



### 3 The Fields, Washingborough Lincoln, LN4 1FY



Book a Viewing!

**£730,000**

An impressive, detached family home situated within the excellent Manor Fields Development, located in the popular village of Washingborough. The property has been constructed to a high specification with impressive internal living accommodation extending to approx. 3000 square feet, and briefly comprising of Main Reception Hall, Cloakroom, Sitting Room, Dining Room, excellent fitted Kitchen with Dining Area extending into the Garden Room, Utility Room and Study. The First Floor Galleried Landing leads to five Bedrooms, En-suite and Walk-in Wardrobe to the principal Bedroom, further En-suite to the Guest Bedroom and a Family Bathroom. Outside there is a blocked paved driveway providing off road parking for vehicles, and access to the Integral Double Garage. There is a walled front forecourt garden, and to the rear there is a lovely, landscaped garden with seating areas and open views. The property further benefits from under floor heating to the ground floor and viewing is highly recommended to appreciate the extensive living accommodation and specification.





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#### **SERVICES**

All mains services available. Gas central heating. Underfloor heating to the ground floor.

**EPC RATING – B.**

**COUNCIL TAX BAND – F.**

**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

### ENTRANCE HALL

With main entrance door, tiled flooring, stairs to the first floor, coving to ceiling, inset spotlights and alarm controls.

### CLOAKROOM

With WC, wash basin, tiled floor and extractor fan.

### SITTING ROOM

16' 9" x 15' 11" (5.11m x 4.85m) With UPVC sash windows, coving to ceiling, inset spotlights, feature Inglenook fireplace and Burley wood burner.

### DINING ROOM

16' 0" x 10' 10" (4.88m x 3.3m) With UPVC sash windows, coving to ceiling, inset spotlights and double doors to the kitchen.

### OPEN PLAN KITCHEN DINING AREA

27' 3" x 15' 11" (8.31m x 4.85m) Fitted with a range of high quality Katie Brown kitchen units, incorporating a central island with quartz worktop and circular solid wood breakfast bar, a range of integrated appliances incorporating two Neff ovens, Neff induction hob with integrated extractor, integral Bosch dishwasher and a Glen Dimplex wine cooler, Belfast sink, a range of fitted tall larder cupboards and space for a large American style fridge freezer, UPVC sash window to the rear elevation, tiled floor, inset spotlights and courtesy door to garage.

### GARDEN ROOM

18' 0" x 13' 9" (5.49m x 4.19m) With UPVC windows and two sets of UPVC patio doors to the landscaped rear garden.

### STUDY

9' 0" x 7' 3" (2.74m x 2.21m) With UPVC sash window to the rear elevation and inset spotlights.

### UTILITY ROOM

9' 0" x 8' 1" (2.74m x 2.46m) Fitted with a range of units and drawers, seating area, plumbing for washing machine and space for a tumble dryer, Belfast sink, cupboard housing the Valiant gas central heating boiler, quartz worktops, water softener and UPVC side entrance door.

### FIRST FLOOR LANDING

With UPVC sash window to the rear elevation, radiator, access to the roof void and airing cupboard incorporating the hot water cylinder.

### BEDROOM

15' 7" x 12' 4" (4.75m x 3.76m) With two UPVC sash windows and radiator.

### EN-SUITE

7' 7" x 6' 8" (2.31m x 2.03m) With suite to comprise of wash hand basin with vanity unit below, WC, large fitted shower cubicle, towel radiator, extractor fan and inset spotlights.





#### WALK-IN WARDROBE

With radiator, a range of hanging rails, shelving and fitted vanity desk with drawers and cupboards.

#### BEDROOM

17' 0" x 10' 0" (5.18m x 3.05m) With two UPVC sash windows to the rear elevation and radiator.

#### WALK-IN WARDROBE

With radiator, a range of hanging rails, shelving and drawers and leading into the en-suite.

#### EN-SUITE

13' 7" x 3' 11" (4.14m x 1.19m) With suite to comprise of WC, wash hand basin with fitted vanity units and fitted shower cubicle, tiled flooring, part tiled surround, towel radiator, extractor fan and UPVC sash window.



#### BEDROOM

16' 9" x 11' 9" (5.11m x 3.58m) With two UPVC sash windows to the front elevation and radiator.

#### BEDROOM

13' 9" x 10' 11" (4.19m x 3.33m) With UPVC sash window to the front elevation, radiator and fitted mirror fronted wardrobes.

#### BEDROOM

11' 10" x 11' 7" (3.61m x 3.53m) With UPVC sash window to the rear elevation and radiator.

#### BATHROOM

11' 4" x 7' 2" (3.45m x 2.18m) With suite to comprise of bath, fitted shower cubicle, WC and wash hand basin with fitted vanity units, towel radiator, tiled flooring, part tiled surround, shaver point, extractor fan, inset spotlights and UPVC sash window to the rear elevation.



#### OUTSIDE

To the front of the property there is a landscaped and walled front forecourt garden, with a blocked paved driveway providing off road parking and giving access to the integral Double Garage. The impressive, landscaped gardens have been professionally designed by Peter Eustance of Symphonic Gardens and offer lovely patio/seating areas combined with a wide variety of flowers and shrubs, and an impressive water feature with pebbles and stone surround. In addition to the excellent landscaped gardens there is also a lawned area and open views to the rear.

#### DOUBLE GARAGE

19' 10" x 18' 7" (6.05m x 5.66m) With two electric up- and-over doors, light and power.

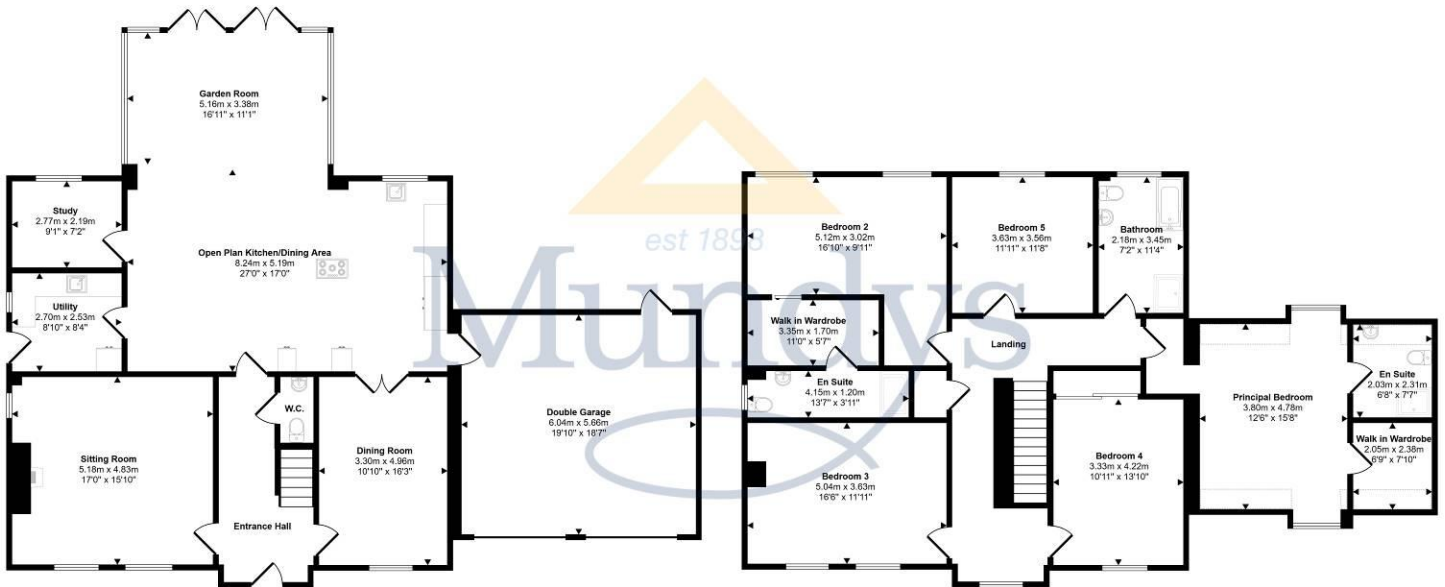








Approx Gross Internal Area  
312 sq m / 3362 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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 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 and J Walter 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.

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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 these 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.
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