



50 Main Road

Washingborough, Lincoln, LN4 1AU

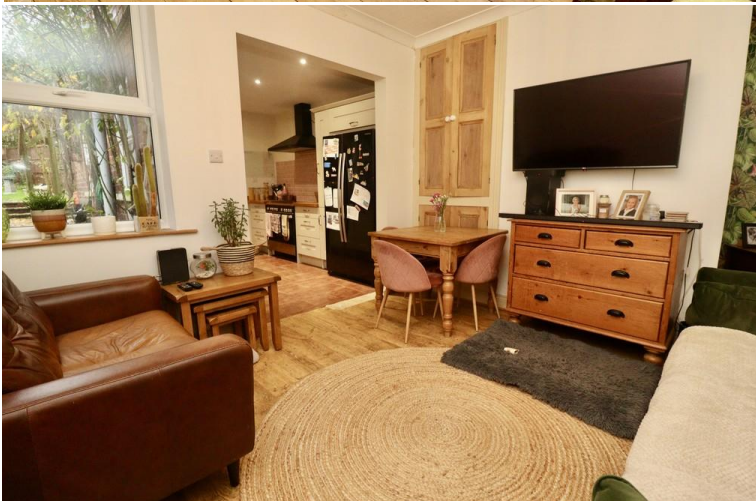


Book a Viewing!

£230,000

A delightful and beautifully appointed end terraced cottage, enviably situated at the heart of the ever popular and well connected village of Washingborough. This charming home offers an excellent standard of accommodation, blending character and comfort throughout. The ground floor comprises a welcoming Porch and Entrance Hall, an elegant bay fronted Lounge, a formal Dining Room, a well equipped fitted Kitchen, Utility Room and a Cloakroom/WC. The first floor landing leads to two spacious double Bedrooms and a superb four piece Family Bathroom. Externally, the property enjoys a courtyard garden to the front, while the rear boasts an enclosed and notably generous garden, providing an ideal space for relaxation and entertaining. Internal inspection of this exceptional cottage is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — A.

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

PORCH

With doors to the front and rear aspects, tiled flooring and electric radiator.

HALL

With staircase to the first floor and tiled flooring.

LOUNGE

12' 11" x 11' 7" (3.95m x 3.54m) With sash bay window to the front aspect with wooden shutters, log burner set within a feature fireplace, wooden flooring and radiator.

DINING ROOM

12' 11" x 11' 10" (3.95m x 3.63m) With double glazed window to the rear aspect, under stairs storage cupboard, built-in full height wall cupboard, laminate flooring and radiator.

KITCHEN

11' 6" x 7' 6" (3.52m x 2.30m) Fitted with a range of wall and base units with solid wood work top and matching upstand, Belfast sink, spaces for Range cooker, American fridge freezer and dishwasher, tiled flooring, spotlights, door to the rear garden and double glazed window to the side aspect.

UTILITY ROOM

10' 10 (max)" x 7' 9 (max)" (3.3m x 2.36m) Fitted with wall and base units with work surfaces over, space for tumble dryer, utility cupboard with plumbing for washing machine and wall mounted gas fired central heating boiler, double glazed French doors to the rear garden, tiled flooring and radiator.

CLOAKROOM/WC

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

FIRST FLOOR LANDING

With wooden flooring and loft hatch with ladder leading to spacious mainly boarded loft space with light.

BEDROOM 1

12' 11" x 11' 10" (3.95m x 3.63m) With sash window to the front aspect with wooden shutters, decorative cast iron fireplace with quarry tiled hearth, wooden flooring and radiator.

BEDROOM 2

11' 11" x 9' 10" (3.64m x 3.00m) With double glazed window to the rear aspect, over stairs storage cupboard, wooden flooring and radiator.

BATHROOM

11' 6" x 7' 9" (3.53m x 2.38m) Fitted with a four piece suite comprising of freestanding roll top bath with panelled wall surround, shower cubicle with tiled splashbacks, close coupled WC and wash hand basin on a vanity stand, airing cupboard, wooden flooring, radiator and double glazed window to the side aspect.



OUTSIDE

To the front of the property there is a paved garden set behind low level wall with steps rising to the front door. To the rear there is an enclosed garden laid mainly to lawn with block paved seating area, pergola, mature shrubs, flowerbeds, water outlet, lighting, second patio area to the rear and a garden shed with electric point.

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

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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 & Co, Taylor Rose, 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 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

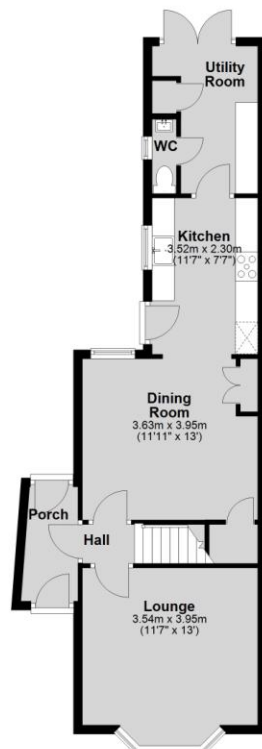
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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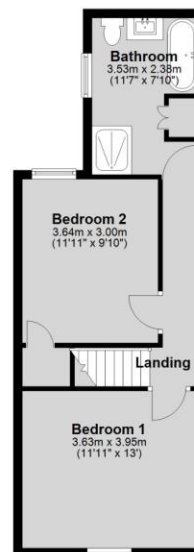
Ground Floor

Approx. 52.7 sq. metres (567.2 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 94.1 sq. metres (1013.4 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.



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