



9 Lytham Close
Washingborough, Lincoln

BROWN & CO JH Walter



9 Lytham Close, Washingborough, Lincoln

An immaculately presented three bedroom detached bungalow situated in a popular residential estate within the well served village of Washingborough. The property has been renovated to a high standard to provide an open plan kitchen/diner, well-proportioned lounge, two double bedrooms and one single bedroom, newly fitted family bathroom and a generous hallway with storage. Outside offers lawned gardens with fenced boundaries, patio area, single garage and ample parking.



ACCOMMODATION

Entrance Hall

With large cloaks cupboard and further storage cupboard, loft access, vertical radiator and door to;

Kitchen

Double glazed casement windows to side elevation, fitted wall and base units with sink and drainer, space and plumbing for washing machine and dishwasher, built-in Neff appliances include oven, microwave/grill, four ring induction hob with extractor over, vertical radiator.

Lounge

Double glazed bay window to front elevation, double radiator.

Bedroom One

Double glazed door and windows to rear elevation, large built-in wardrobes, single radiator.

Bedroom Two

Double glazed casement window to rear elevation, large built-in wardrobes, double radiator.

Bedroom Three

Double glazed casement window to side elevation, single radiator.

Bathroom

Double glazed casement windows to side elevation, newly fitted four piece suite comprising tiled bath, low flush WC, wash basin in vanity unit, large walk-in shower cubicle with dual showerhead, part tiled walls, heated towel rail, extractor.

Outside

The front elevation offers a lawn garden with box hedge and gravel borders. A driveway then leads to a single garage and pedestrian path to the rear elevation. The rear garden is also mainly to lawn with fenced boundaries and patio area.

Garage

With electric roller shutter door, power/light, newly fitted Viessmann boiler with smart technology capabilities, newly fitted circuit board and gas meter.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band C

Broadband & Mobile

We understand from the Ofcom website that standard and Ultra fast broadband are available in the area with a max download speed of 1000mbs and max upload speed of 100 mbs. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

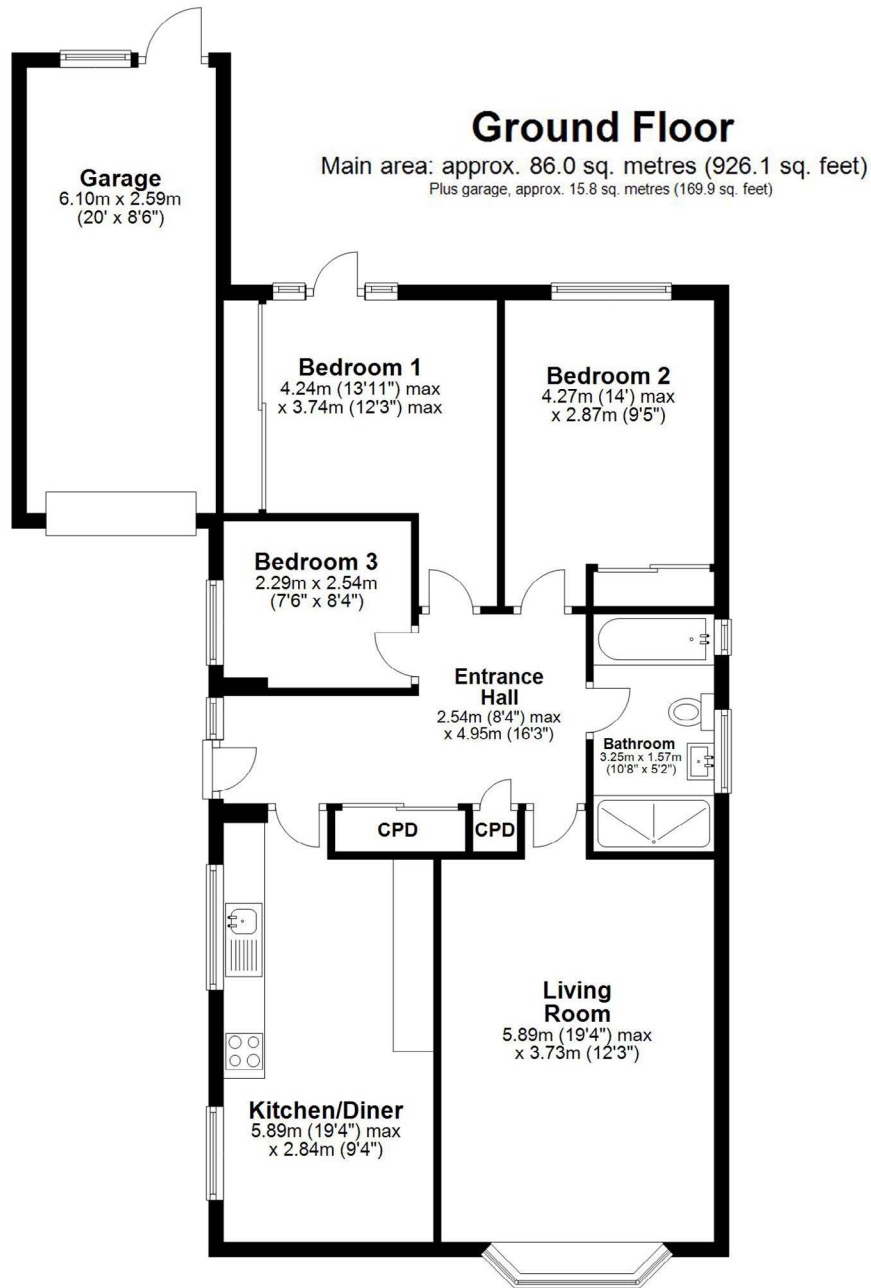
Services

The property offers mains water, gas, electric and mains sewer connections. It has also had a brand new Viessmann boiler fitted along with a new circuit board and gas meter.

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.





Main area: Approx. 86.0 sq. metres (926.1 sq. feet)
Plus garage, approx. 15.8 sq. metres (169.9 sq. feet)

ZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOW APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Plan produced using PlanUp.

9 Lytham Close, Washingborough







Directions - LN4 1ST

From the B1188 turn left onto the B1178 Station Road towards Potterhanworth and the property can be found on your right as you enter the village.

<https://what3words.com/rushed.spices.rapid>

Energy performance certificate (EPC)

9 Lytham Close Washingborough LINCOLN LN4 1ST	Energy rating C	Valid until: 16 September 2034
		Certificate number: 0360-2813-0410-2094-1241

Property type	Detached bungalow
Total floor area	89 square metres

Rules on letting this property

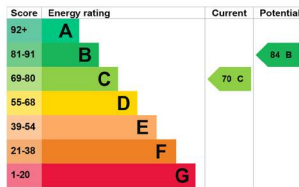
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Agent

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IMPORTANT NOTICES

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