



- Detached Dormer Bungalow
- 3 Bedrooms
- 3 Bathrooms
- Stylish Kitchen & Conservatory
- Lounge & Log Burner
- Extensive Plot With BBQ Area
- Double Garage & Ample Parking
- Unique Detached Property

Alabala Close, Washingborough, LN4 1SD,  
£347,000







This unique property enjoys an extensive plot and is within walking distance to all the essential amenities that the village of Washingborough has to offer. With accommodation over two floors the home boasts spacious rooms throughout. The ground floor comprises of 2 bedrooms, lounge with log burner, an en-suite to the master bedroom, stylish kitchen with fitted units, dining room and conservatory with a utility room. Additionally, the ground floor has a utility room and bathroom. Rising to the first floor is an additional bedroom with en-suite shower room. The main bathroom enjoys underfloor heating. The external space enjoys privacy along the whole perimeter and has beautiful gardens combined with an outdoor BBQ space and seating area ideal for entertaining and relaxing with guests. Furthermore, the property has ample parking with space for many vehicles such as cars and motorhomes. There is also a double garage measuring 16'10 x 19'10, garden store and timber built garden shed. Alabala Close, is a private road but with no maintenance fees to pay. Washingborough is a highly desirable village due to its close proximity to Lincoln city centre but also comes with great amenities such as doctors, pharmacy and co-op foodstore. Council tax band: A. Freehold.





## Entrance Hall

Having front door entry to side aspect, single Haverland electric radiator, wood flooring, stairs rising to first floor and access to bedrooms and accommodation.

## Lounge

16' 2" plus bay x 12' 5" (4.92m x 3.78m)  
Having uPVC double glazed windows to side and front aspects, feature log burner and 1 Haverland electric radiator.

## Kitchen

12' 5" x 11' 10" (3.78m x 3.60m)  
Having a range of base and eye level units with counter worktops, space and plumbing for appliances, one and a half sink and drainer unit, 5 ring gas hob, wood flooring, extractor hood and double oven. Opening out into:

## Dining Room

12' 0" x 11' 11" (3.65m x 3.63m)  
Having uPVC double glazed window to side aspect, wood flooring and radiator. Access to lobby and double doors into:

## Conservatory

14' 9" x 12' 0" (4.49m x 3.65m)  
Having wood laminate flooring, log burner, brick base and uPVC surround. French doors leading onto rear garden.

## Lobby

11' 7" x 3' 5" (3.53m x 1.04m)  
Having radiator, uPVC doors to rear aspect leading onto rear garden and uPVC door to side aspect.

## Downstairs WC

4' 11" x 3' 2" (1.50m x 0.96m)  
Having low level WC, corner hand wash basin unit, uPVC double glazed obscured window to front aspect, tiled flooring and extractor unit.

## Utility Room

7' 7" x 4' 9" (2.31m x 1.45m)  
Having a range of base and eye level units, space and plumbing for appliances, sink and drainer unit, wall mounted gas boiler, Velux window, tiled flooring and consumer unit. Access to:

## Bathroom

4' 11" x 4' 9" (1.50m x 1.45m)  
Having underfloor heating, panelled bath, vanity handwash basin unit, tiled flooring, Velux window and extractor unit.

## Bedroom 1

12' 11" plus bay x 12' 5" (3.93m x 3.78m)  
Having uPVC double glazed windows to front and side aspects and Haverland electric radiator. Access to:

## En-Suite

5' 11" x 8' 4" (1.80m x 2.54m)  
Having large walk-in shower, low level WC, hand wash basin unit, tiled flooring and tiled surround, uPVC double glazed obscured window to side aspect, hand towel rail, sensor for lighting and extractor unit.

## Bedroom 3

8' 5" x 12' 6" (2.56m x 3.81m)  
Having uPVC double glazed window to side aspect, Haverland electric radiator, built-in wardrobe with sliding doors.

## First Floor Landing

Having landing space providing access to eaves storage. Also providing storage space and gas boiler providing hot water. Access to:

## Bedroom 2

14' 6" x 15' 5" max (4.42m x 4.70m)  
Having Haverland electric radiator, uPVC double glazed window to side aspect and Velux window. Access to:

## En-Suite

6' 3" x 5' 11" (1.90m x 1.80m)  
Having low level WC, pedestal hand wash basin unit, chrome heated hand towel rail, shower cubicle and tiled surround.

## Outside Rear

Having enclosed garden. Garden is paved and laid to lawn with mature flowerbeds, enclosed with hedged and fenced perimeters. There is a barbeque area which has a outdoor pizza oven, barbeque grill and seating area with raised flowerbeds. A selection of timber built garden sheds, additional garden store and tarmac driveway for multi- vehicles  
Access to:

## Double Garage

16' 10" x 19' 10" (5.13m x 6.04m)  
Having 2 electric doors, power and lighting.

## Agents Note - Heating

The property comes with 2 gas fire boilers which provides hot water for the house. With the remaining rooms powered by electric Haverland radiators and underfloor heating.



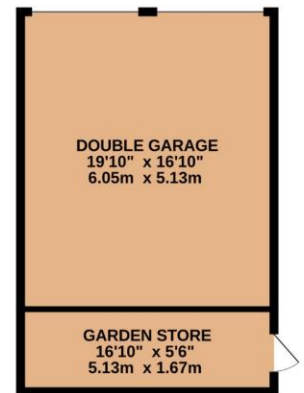
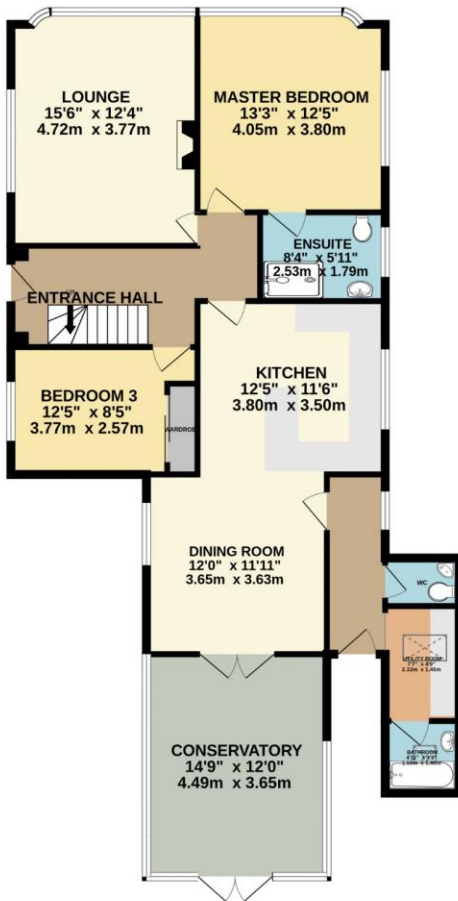


GROUND FLOOR  
1194 sq.ft. (111.0 sq.m.) approx.



1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.

2ND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 1887 sq.ft. (175.3 sq.m.) approx.

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