



- 2 Good Size Bedrooms
- 3 Reception Rooms
- Garden Room
- Large Rear Garden
- 18'0" x 10'6" Garage
- Extensive uPVC Double Glazing & GCH
- Feature Fireplaces
- NO ONWARD CHAIN

2 Bedroom Terrace House For Sale
Pitts Road, Washingborough, LN4 1BH,
Offers In Region Of £180,000





Starkey & Brown are pleased to offer for sale this spacious Victorian Terrace House in a non-estate position situated within the heart of Washingborough, an idyllic traditional Lincolnshire village located 15 minutes from the historical city of Lincoln. The property is spacious, sits on a large plot and would make a lovely family home. Briefly the accommodation comprises of 2 spacious bedrooms and a large family bathroom to the first floor. However, this could be easily converted to have 3 bedrooms to the first floor and convert the rear office / reception room into a family bathroom. Further accommodation comprises of a lounge, dining room, kitchen, and office/reception room. A garden room is accessed from outside to the rear of the property.

Throughout the property there are 3 cast-iron Victorian style fireplaces which are within keeping to the period character of the property. The property also benefits from a new Ideal gas combination central heating boiler installed in 2022 and a new electrical consumer unit and upgraded electrical system fitted in 2023.

To the front of the property is a garden which has been block paved for ease of maintenance with steps down to the roadside path. To the rear of the property is an enclosed backyard area which allows access through a private gate to the shared passageway and the front of the house, and in the other direction to the large enclosed rear garden. The rear garden is extensively laid to lawn. At the end of the garden is a hardstanding with drainage that would be ideal for a summer house or shed. It currently has a double dog kennel and run on this area which the vender would be prepared to sell separately or remove if not required. Accessed through a gate from the rear garden is a large single garage which measures 18'0" x 10'6". In front of the garage is a driveway that can be used for offroad parking, and this is accessed via a private road.

The village of Washingborough is highly regarded due to its proximity to Lincoln city centre but also the local amenities. Within walking distance are local schooling at primary and secondary level, GP surgery & pharmacy, shops, two public houses and a regular bus service to Lincoln city centre.

The property is sold with no onward chain. Council tax band: A. Freehold. To avoid disappointment, call today for an immediate viewing.

Front door into:

Hallway

Having doors to lounge, dining room and stairs to first floor landing.

Lounge

12' 0" max x 11' 3" (3.65m x 3.43m)

Having uPVC window to front aspect, double radiator, feature Victorian style cast-iron fireplace with marble hearth with real flame coal effect gas fire inset and wooden surround. To either side of the fireplace there are built-in cupboards into the alcoves with shelving above.

Dining Room

12' 3" x 12' 4" (3.73m x 3.76m)

Having understairs storage cupboard previously used as a cloak room, uPVC window to rear aspect, double radiator, feature Victorian style cast-iron fireplace with marble hearth with real flame coal effect gas fire inset and wooden surround. There is also a built-in cupboard with shelf to one of the alcoves. Door to:

Kitchen

10' 4" x 6' 7" (3.15m x 2.01m)

Having uPVC window to side aspect and double radiator. The kitchen has a range of matching fitted wall and base units, solid oak door fronts, rolled edge work surfaces incorporating cupboards and drawers, built-in appliances include an electric oven and gas hob, plumbing for washing machine and dish washer, one and a half sink with single drainer unit, new wall mounted Ideal gas combination central heating boiler and quarry tiled flooring. Archway through to:

Lobby Area

6' 7" x 4' 0" (2.01m x 1.22m)

Having double radiator, quarry tiled flooring and uPVC door leading to rear backyard and garden. Further door to:

Office/Reception Room

10' 3" x 6' 7" (3.12m x 2.01m)

Having single radiator, uPVC window to side aspect and quarry tiled flooring. To the rear of office/reception room is a garden room which is accessed outside from the backyard.

Garden Room

9' 1" x 5' 8" (2.77m x 1.73m)

Having uPVC door to the side aspect, uPVC window to the rear aspect overlooking the garden, light and power.

Bedroom 1

12' 0" max x 11' 3" (3.65m x 3.43m)

Large double bedroom having a uPVC window to front aspect, double radiator, cast-iron Victorian style fireplace on a tiled hearth, and a storage cupboard previously used as a wardrobe.

Bedroom 2

12' 3" x 7' 5" (3.73m x 2.26m)

Good size bedroom having a uPVC window to rear aspect and single radiator.

Bathroom

9' 5" x 7' 6" (2.87m x 2.28m)

Spacious bathroom having a uPVC window to rear aspect, double radiator, 3 piece suite comprising of panelled bath with mixer taps with shower attachment, wash hand basin, low level flush WC, wall mounted bathroom cabinet and large linen / airing cupboard with shelving.

Outside

To the rear of the property is a backyard area which allows access through a private gate to the shared passageway and the front of the house, and in the other direction to the large enclosed rear garden. The rear garden is extensively laid to lawn. At the end of the garden is a hardstanding with drainage that would be ideal for a summer house or shed. It currently has a double dog kennel and run on this area which the vender would be prepared to sell separately or remove if not required. Garden gate to:

Garage

18' 0" x 10' 6" (5.48m x 3.20m)

Large single garage having an up and over door, light and power. In front of the garage is a driveway that can be used for offroad parking, and this is accessed via a private road.





GROUND FLOOR
712 sq ft. (66.1 sq.m.) approx.

1ST FLOOR
348 sq ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq ft. (98.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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