



- Modern Family Home
- Extended Detached House
- 4 Bedrooms
- Master En-Suite & Bathroom
- Landscaped Rear Garden
- Driveway Parking
- Cul-De-Sac Position
- Popular Village Location

Troon Close, Washingborough, LN4 1TH,  
£375,000







This immaculately presented family home is located within a quiet cul-de-sac position in the highly desirable village of Washingborough. Being recently extended, the property boasts a superb family room with vaulted ceilings and finished with multiple Velux windows and 3 panel bi-folding doors. Ground floor accommodation also includes a welcoming entrance hall, downstairs WC, 17ft5 lounge and an open plan kitchen and dining room which opens into the family room. Rising to the first floor are 4 impressive bedrooms which also benefit from the use of a family bathroom and en suite to the master bedroom. The outdoor space has been landscaped to include a fantastic patio area perfect for entertaining and relaxing with guests whilst also having a generous lawned area. Off street parking is provided by a sizeable block paved driveway with parking for a minimum of two cars. The garage has been partially altered with a partition wall to split the space into both a storage area and a utility room with space and plumbing for appliances. An additional benefit to the property is the inclusion of Solar Panels which are owned outright and returning 14p pkw at point of marketing. The village of Washingborough is highly regarded due to its close proximity to Lincoln city centre (approx 15 minutes), and comes with a wealth of amenities such as a well rated primary school, co-op food store and pharmacy, two public houses and a regular bus service to and from Lincoln city centre.





## Entrance Hall

Having obscured glass panelled front door entry to side aspect and external feature tiled flooring. Externally there is laminate wood effect flooring, radiator, covered ceiling, understairs storage cupboard and stairs rising to first floor. Access to WC and utility room/garage.

## WC

Having low level WC, radiator, wall mounted hand wash basin unit, tiled surround, laminate flooring, covered ceiling and uPVC double glazed obscured window to side aspect.

## Lounge

17' 5" x 11' 11" (5.30m x 3.63m)

Having uPVC double glazed window to front aspect, radiator, bespoke feature wall unit and covered ceiling.

## Kitchen

11' 10" x 9' 10" (3.60m x 2.99m)

Having a range of base and eye level units with counter worktops, integral oven and combination microwave and grill, gas hob, fridge freezer, integral dishwasher, integral bin storage, uPVC double glazed window to rear aspect and covered ceiling. Opening into:

## Dining Room

9' 8" x 9' 3" (2.94m x 2.82m)

Having uPVC double glazed window to side aspect, vertical radiator, covered ceiling and opening out into:

## Extended Family Room (Built in 2021 Designed by Rob Bradley Architects)

13' 11" x 10' 8" (4.24m x 3.25m)

Having 3 obscured high level uPVC double glazed windows, 3 panelled bi-folding doors to side aspect, vertical radiator, wood laminate flooring finished throughout, large apex window to rear aspect overlooking the rear garden and 4 Velux windows.

## First Floor Landing

Having uPVC double glazed window to side aspect, covered ceiling, access to bedrooms and bathroom.

## Master Bedroom

14' 3" min x 11' 11" (4.34m x 3.63m)

Having built-in wardrobe, radiator, uPVC double glazed window to front aspect, covered ceiling and access to:

## En-Suite

Having chrome heated hand towel rail, low level WC, pedestal hand wash basin unit, shower cubicle, tiled surround and floor, extractor unit, uPVC double glazed obscured window to side aspect and covered ceiling.

## Bedroom 2

14' 3" max x 9' 4" (4.34m x 2.84m)

Having built-in wardrobes with sliding doors, radiator and covered ceiling and uPVC double glazed window to front aspect.

## Bedroom 3

11' 11" x 9' 10" (3.63m x 2.99m)

Having uPVC double glazed window to rear aspect, radiator, covered ceiling and loft access (half boarded with insulation and pull down ladder access).

## Bedroom 4

9' 9" x 9' 3" (2.97m x 2.82m)

Having uPVC double glazed window to rear aspect, radiator and covered ceiling.

## Bathroom

7' 9" x 5' 6" (2.36m x 1.68m)

Having a 3 piece suite comprising of a panelled bath with electric shower over, floating hand wash basin unit, low level WC, tiled flooring and tiled surround, uPVC double glazed obscured window to side aspect, chrome heated hand towel rail and extractor unit.

## Outside Rear

Being enclosed with fenced perimeters, a patio seating area, outside water source, side access to the front of the property, a timber built storage shed finished with a lawned garden.

## Outside Front

To the front of the property there is a block paved driveway with parking for a minimum of 2 vehicles. Access to the front door entry to the side facade of the property.

## Garage/Storage

### Utility Room

8' 4" x 7' 3" (2.54m x 2.21m)

Having space and plumbing for appliances, above head height storage, wall mounted gas central heating Worcester boiler (fitted 2 years ago).

## Storage

9' 0" x 8' 6" (2.74m x 2.59m)

Having solar panel control, additional fuse board, electric and gas meters, up and over door. Separate to the utility space via a partitioned wall.

## Agents Note 1

The property has owned outright solar panels which were fitted in approximately 2016. Currently achieving return of 14p kw. with average estimations returning £550 per annum. Please contact Starkey&Brown for more details.

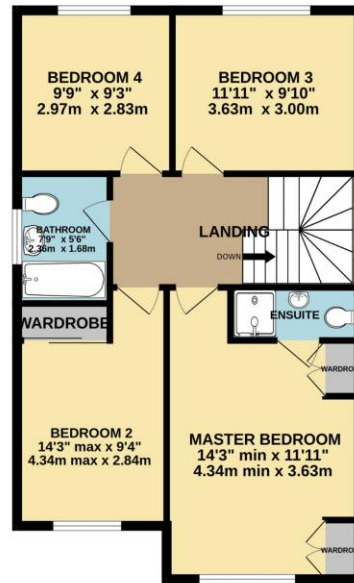
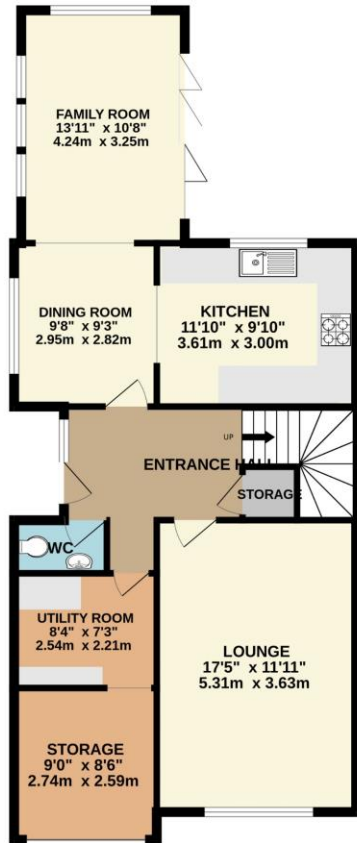




GROUND FLOOR  
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1488 sq.ft. (138.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
Made with Metropia ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:  
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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE