



- Substantial Detached Residence
- Approx 2445 Sq Ft
- Bungalow PLUS Two Bedroom Annexe
- 4/5 Bedrooms In Total

- Well Presented & Versatile Accommodation
- Block Paved Driveway & Garage
- Pleasant Gardens To Four Sides
- NO CHAIN!

Nelson Drive, Washingborough, LN4 1HN,
Offers In Region Of £450,000





LARGE BUNGALOW PLUS TWO BED ANNEXE! APPROX 2,445 SQ FT!! Located within the ever popular village of Washingborough is this substantial detached residence which comprises a spacious bungalow with an adjoining, purpose built, two bedroom, two storey annexe. The property stands upon a generous plot with gardens extending to four sides, and offers well presented and versatile living accommodation throughout. The bungalow has accommodation which briefly comprises entrance porch, entrance hallway, 21'5 lounge diner with patio doors leading to conservatory, 16'7 kitchen, utility, WC, three bedrooms and a luxury wet room. The annexe, which has its own independent access, has a large entrance hallway, ground floor WC, impressive 22'7 sitting room with french doors onto the garden, two generous double bedrooms (one ground floor and one first floor) and a first floor bathroom. The property also benefits from a block paved driveway with space for several vehicles and a larger than average single garage. **NO CHAIN!!** Call today to arrange a viewing! Council tax band: C. Freehold.



The Bungalow

Entrance Porch

Having uPVC front entrance door, tiled flooring, wall light and door into:

Entrance Hallway

Having cloak cupboard, additional storage cupboard and access to loft.

Lounge Diner

21' 5" x 15' 6" MAX (6.52m x 4.72m)

Having coal effect gas fireplace with flagstone hearth and stone surround, herringbone wood effect luxury vinyl flooring, 2 radiators, coved ceiling, wall lights and sliding patio door into:

Conservatory

12' 4" x 9' 10" (3.76m x 2.99m)

Being of uPVC construction with brick built base and having fitted window blinds and French doors leading onto garden.

Kitchen

16' 7" x 8' 8" max (5.05m x 2.64m)

Having a range of matching wall and base units, corner display shelving, one and a half bowl single drainer stainless steel sink unit, gas cooker point with cooker hood over, plumbing for dishwasher, space for fridge and freezer, tiled effect vinyl flooring, radiator and coved ceiling.

Utility

7' 1" x 6' 3" (2.16m x 1.90m)

Having plumbing for washing machine, radiator, coved ceiling, door into garage and uPVC door to side.

WC

Having low level WC, wash hand basin with tiled splash backs, tiled effect vinyl flooring and coved ceiling.

Bedroom 1

16' 6" x 12' 3" (5.03m x 3.73m)

Having fitted part mirrored wardrobes, laminate wood effect flooring, radiator and coved ceiling.

Bedroom 2

12' 3" x 7' 10" (3.73m x 2.39m)

Having radiator and coved ceiling.

Bedroom 3/Office

10' 8" x 10' 0" (3.25m x 3.05m)

Having laminate wood effect flooring, radiator, coved ceiling and door leading into annexe.

Wet Room

Having luxury 3 piece suite comprising large walk-in shower area with mains fed rainfall shower, additional handheld shower and shower seat, wall hung wash hand basin, low level WC with motion-sensor seat/toilet lid, ceramic tiled floor with integrated drainage, heated towel rail/radiator, fully tiled walls and coved ceiling.

The Annexe

Entrance Hallway

Having uPVC front entrance door, wood effect vinyl flooring and stairs rising to first floor.

Ground Floor WC

Having low level WC and wash hand basin.

Sitting Room

22' 7" x 13' 3" (6.88m x 4.04m)

Having luxury wood effect vinyl flooring with underfloor heating, airing cupboard housing hot water cylinder, double aspect windows and French doors leading onto the garden.

Bedroom 2

13' 7" x 9' 4" min (4.14m x 2.84m)

Having wood effect luxury vinyl flooring with underfloor heating and wet room with wall mounted mains fed shower, ceramic tiled floor with integrated drainage, fully tiled walls, LED downlight and extractor.

First Floor Landing

Offering suitable space for study if required, radiator and Velux window to front aspect.

Bedroom 1

17' 5" x 12' 5" max (5.30m x 3.78m)

Having feature window to gable end, 4 Velux windows and radiator.

Bathroom

Having 3 piece suite comprising panelled bath, pedestal wash hand basin, low level WC, vinyl flooring, radiator, extractor hood and Velux window to rear aspect.

Outside

The property benefits from block paved driveway with space for several vehicles and giving access to larger than average garage. The gardens extend to all four sides of the property and comprise lawned and paved patio areas, a wide variety of flowers, plants, shrubs and trees, greenhouse, outside lighting and cold water tap.

Garage

16' 7" x 10' 5" (5.05m x 3.17m)

Having remote control roller shutter door, power and light, Worcester Bosch condensing central heating boiler (installed approximately 2018), door leading into utility, controls and meters for solar panels.

Agents Note

The property benefits from solar panels and provide an income of approximately £300 per annum. At the time of writing this advert Starkey&Brown are awaiting further details from the sellers. Call today for more information.

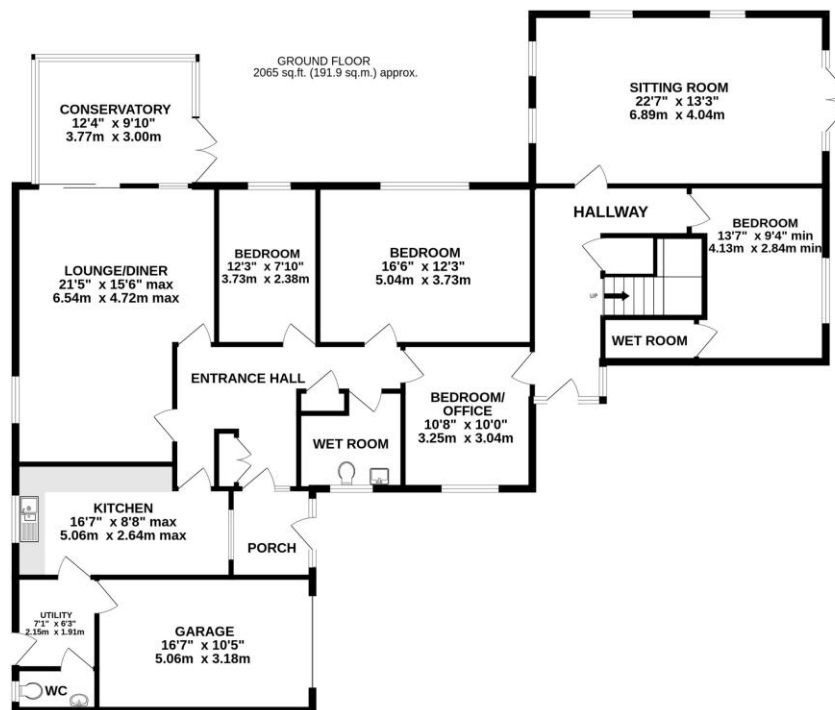
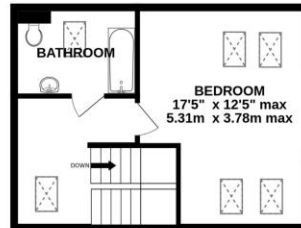




TOTAL FLOOR AREA : 2445 sq.ft. (227.2 sq.m.) approx.

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 Metropix ©2024

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



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



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE