



- Extended Detached House
- 3 Bedrooms
- Woodland & Lake To Rear
- Lounge & Dining Room

- Kitchen & Utility Room
- Garden Room
- Extensive uPVC Double Glazing
- Not Overlooked From Rear

Canterbury Drive, Washingborough, LN4 1SJ,
£283,950





Situated in the sought after village of Washingborough. Starkey&Brown is delighted to offer for sale this very well presented 3 bedroom detached property overlooking the woodland and lake to rear aspect. Accommodation comprises of 3 bedrooms and a bathroom to the first floor. Whilst the ground floor offers a spacious entrance hallway, lounge, kitchen, dining room and garden room and a downstairs WC. The garage has been split to provide a utility room and additional storage. Outside the property has driveway with plenty of room for various cars. Whilst the back garden is mainly laid to lawn with a variety of flowers, plants, shrubs and a decking area. There is also a personal gate to the woodland and rear aspect. Warm air central heating system, the vendor has advised us that a new boiler was installed approximately 6 years ago and is regularly serviced. Council tax band: C. Freehold.



Sliding patio door into:

Enclosed Entrance Porch

Having door through to:

Entrance Hallway

Having hardwood laminate flooring, understairs storage cupboard and stairs rising to first floor.

Lounge

17' 6" x 12' 0" (5.33m x 3.65m)

Having a uPVC window to front aspect and a feature fireplace.

Kitchen

12' 0" x 9' 0" (3.65m x 2.74m)

Having a range of fitted wall and base units with rolled edge work surfaces incorporating cupboard and drawers, double sink with single drainer unit, space for cooker, plumbing for washing machine and a uPVC window overlooking rear garden. Archway through to:

Dining Room

9' 2" x 7' 0" (2.79m x 2.13m)

Being open plan to:

Garden Room

8' 10" x 8' 9" (2.69m x 2.66m)

Having uPVC window overlooking the rear garden and uPVC sliding patio doors to decking area.

Downstairs WC

8' 9" x 2' 9" (2.66m x 0.84m)

Having a 2 piece suite comprising of wash hand basin, low level flush WC and uPVC window.

Utility Room

9' 9" x 8' 9" (2.97m x 2.66m)

This is reached via a door from the outside. Formed originally part the garage.

First Floor Landing

Having airing cupboard housing cooper lagged cylinder.

Bedroom 1

12' 0" x 11' 10" (3.65m x 3.60m)

Having built-in wardrobe with mirrored fronted sliding doors and uPVC window to front aspect.

Bedroom 2

12' 0" x 9' 10" (3.65m x 2.99m)

Having uPVC window to rear aspect overlooking garden woodlands and lake.

Bedroom 3

10' 0" x 9' 2" (3.05m x 2.79m)

Having uPVC window overlooking rear garden, woodlands and lake.

Bathroom

9' 1" x 5' 3" (2.77m x 1.60m)

Having a 4 piece suite comprising of panelled bath with shower over, wash hand basin, low level flush WC and bidet, fully tiled walls and a uPVC frosted window,

Outside Front

To the front of the property there is concrete driveway with off street parking for at least 3 cars. The rest of the front garden is laid to slate chippings which allows for additional parking if required.

Outside Rear

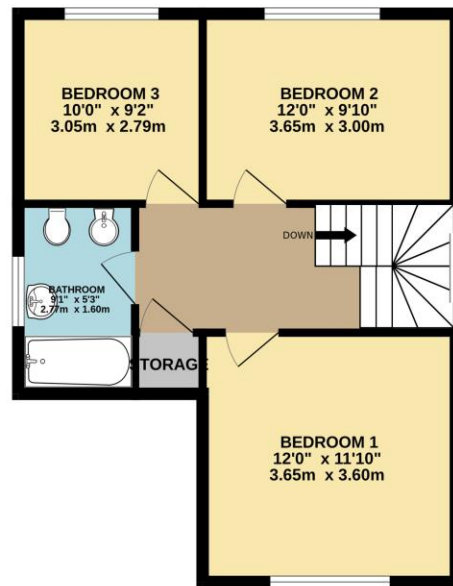
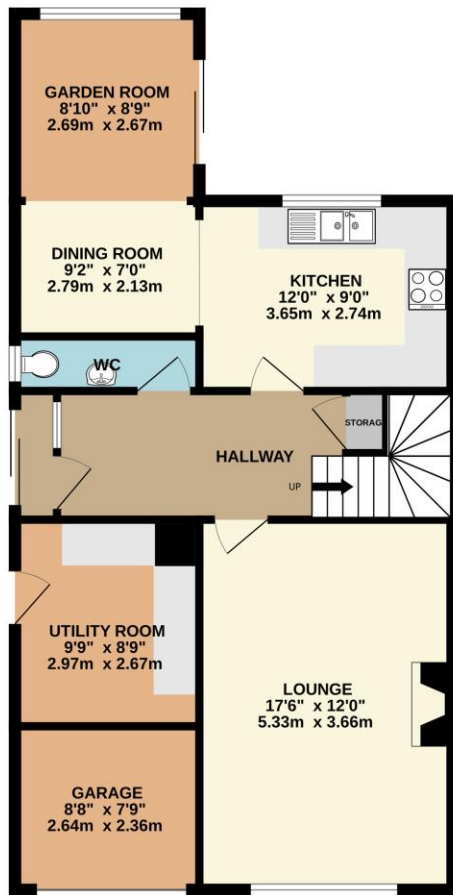
Has a covered area to side with decking underneath. The rear garden has a raised decking area. Garden is mainly laid to lawn with a variety of flowers, plants and shrubs. There is also a personal gate leading to the woodland and lake.





GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.

1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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.
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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.

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