



- Terraced House
- Lounge
- Kitchen Diner
- 3 Bedrooms

- Bathroom
- Garage In Block
- Popular Village Location
- No Chain

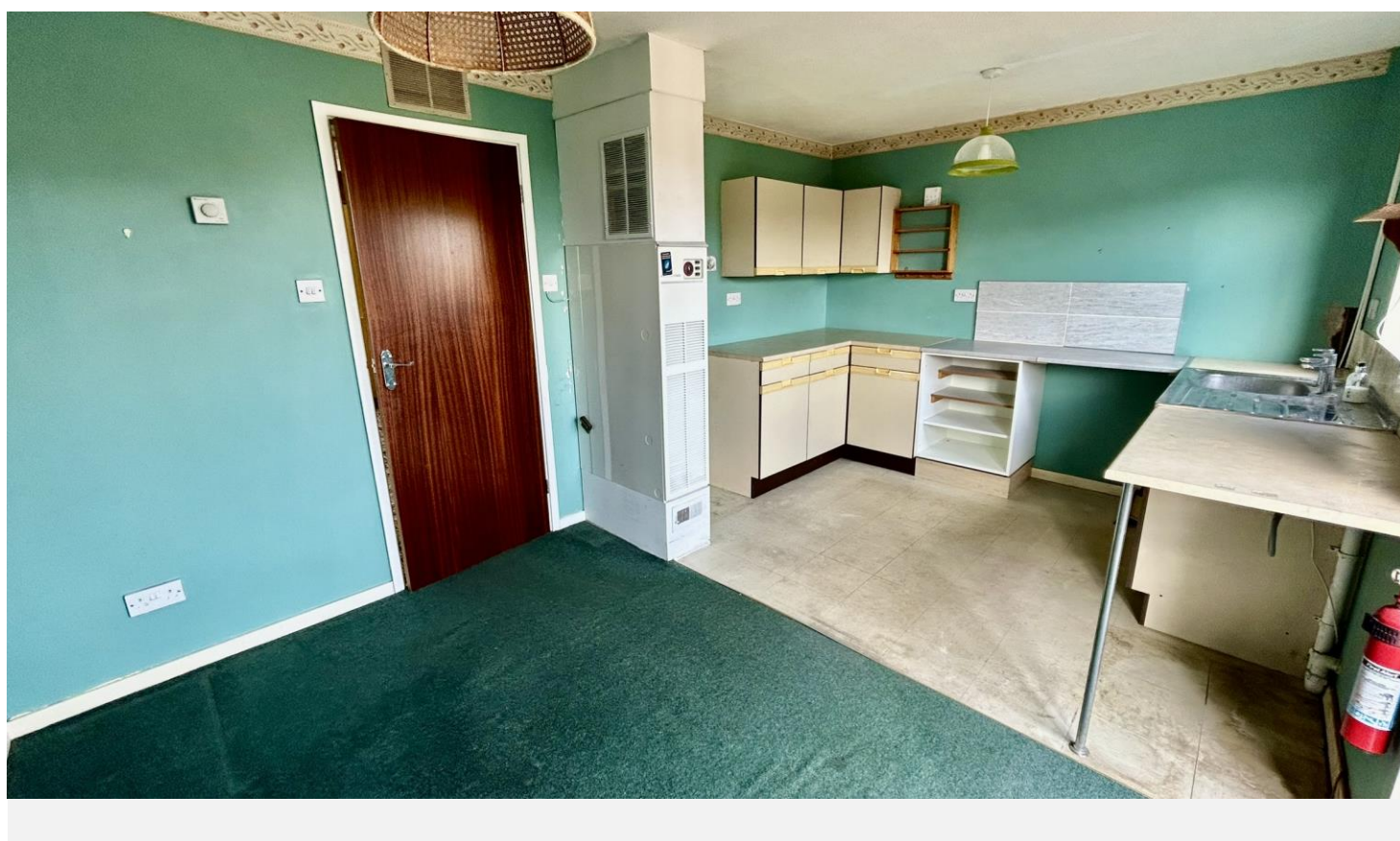
Willow Court, Washingborough, LN4 1AS,  
£165,000







Starkey&Brown are pleased to offer for sale this 3 bedroom terraced house positioned in the village of Washingborough. Accommodation briefly comprises entrance hall, lounge, kitchen diner, 3 bedrooms and a family bathroom. To the front of the property there is a gravelled area and pathway leading to front door. To the rear of the property there is a fenced and walled perimeter. Garage in block with parking in front. Further benefits of the property includes double glazing and warm air heating. The village of Washingborough is highly regarded due to village amenities such as takeaways, post office, doctors surgery, Co-op foodstore, pharmacy, 2 public houses and a regular bus service to and from Lincoln city centre. Council tax band: B. Freehold.





### Entrance Hallway

Having stairs rising to first floor and access into:

### Lounge

13' 7" x 11' 10" (4.14m x 3.60m)

Having double glazed window to front aspect and fireplace (please note not in use).

### Kitchen/Diner

15' 4" x 9' 10" (4.67m x 2.99m)

Having base and eye level units with counter worktop, stainless steel sink and drainer unit and uPVC double glazed French doors leading to rear garden.

### First Floor Landing

Having airing cupboard.

### Bedroom 1

13' 8" x 8' 5" (4.16m x 2.56m)

Having double glazed window to front aspect.

### Bedroom 2

9' 11" x 8' 5" (3.02m x 2.56m)

Having double glazed window to rear aspect.

### Bedroom 3

7' 5" x 6' 8" (2.26m x 2.03m)

Having double glazed window to front aspect.

### Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

Having double walk-in shower cubicle with electric shower, wash hand basin, low level WC and double glazed obscured window to rear aspect.

### Outside Rear

Having fenced and walled perimeter.

### Outside Front

To the front of the property there is a gravelled area and pathway leading to front door.

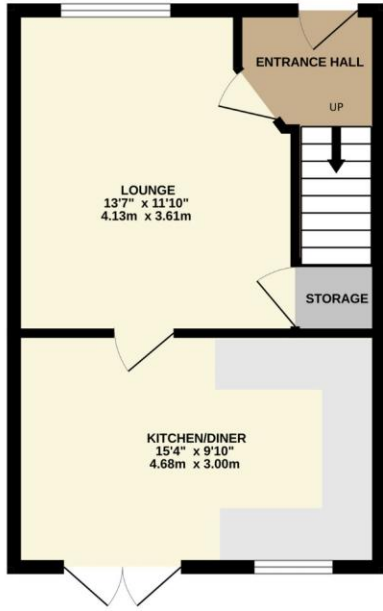
### Garage

15' 1" x 8' 6" (4.59m x 2.59m)

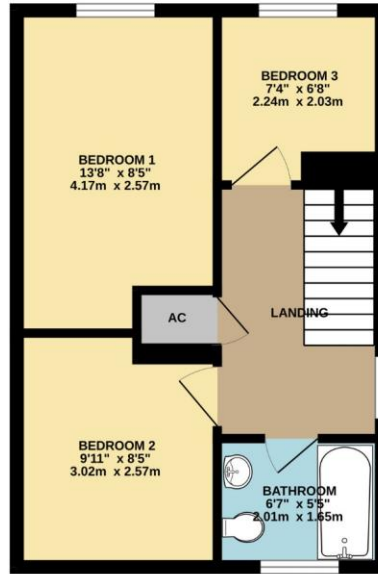
In a block with parking for 1 car in front.



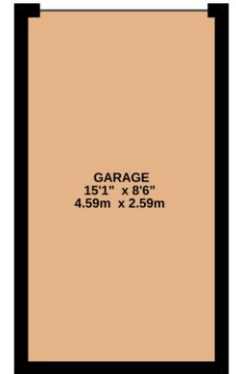
GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



2ND FLOOR  
127 sq.ft. (11.8 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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

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.

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