



- Terraced House
- Lounge
- Kitchen Diner
- 3 Bedrooms

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

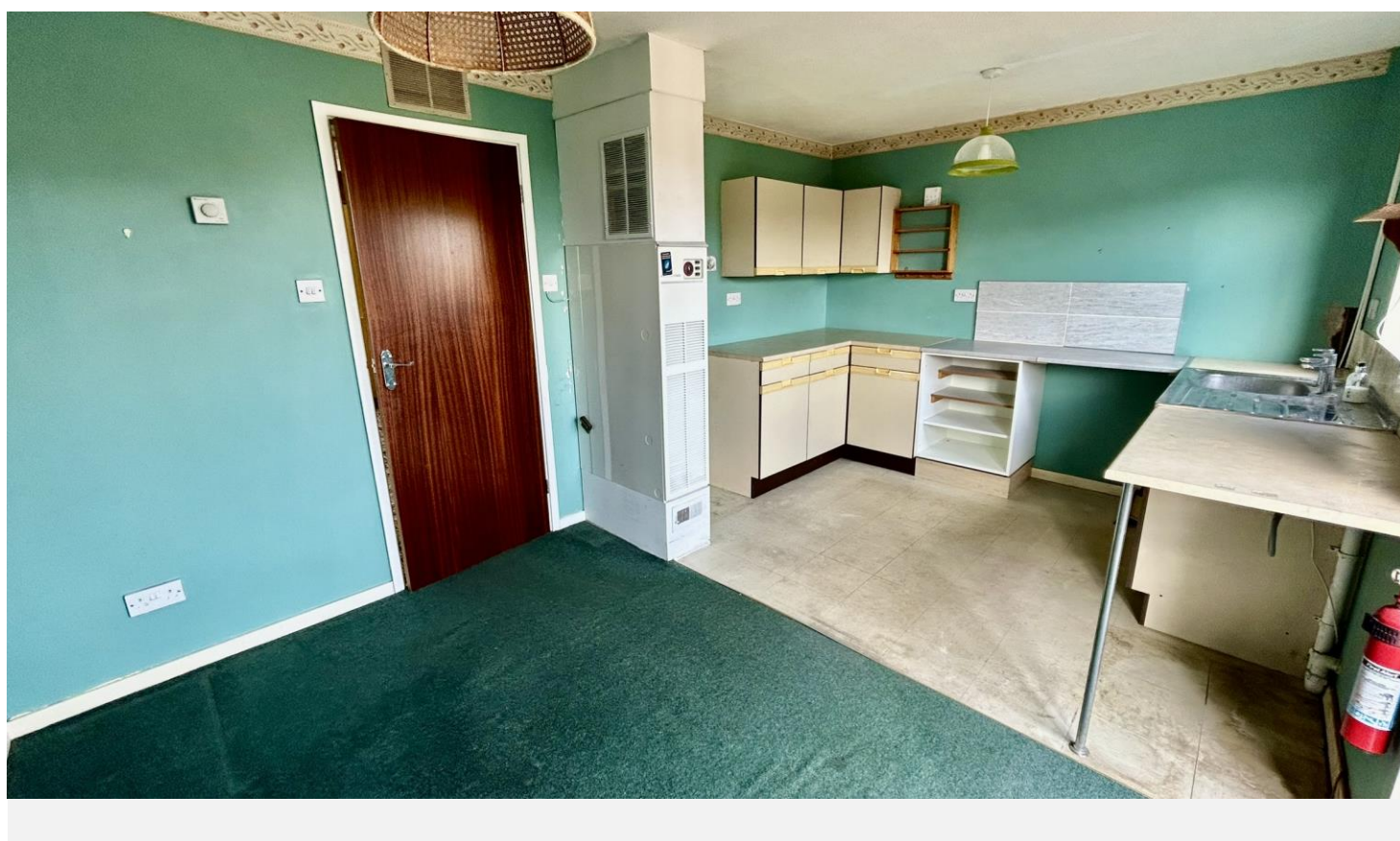
Willow Court, Washingborough, LN4 1AS,  
Offers Over £160,000







Starkey&Brown is 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.

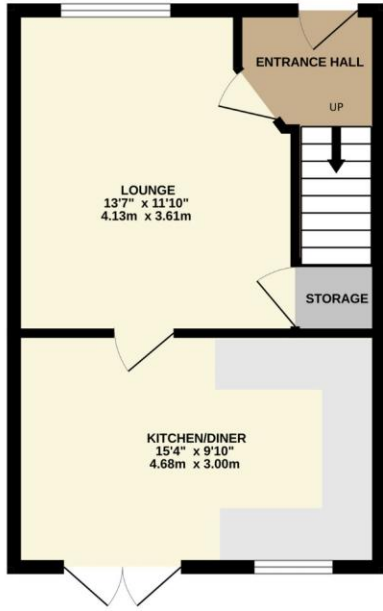
### Garage

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

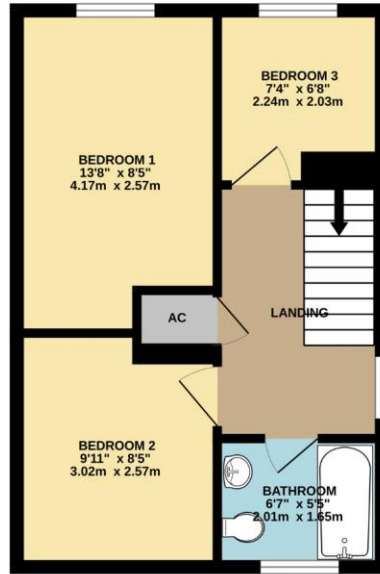
In a block with parking for 1 car in front.



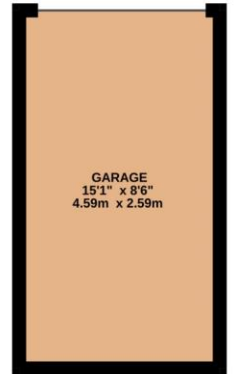
GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



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.  
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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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