



- Detached Bungalow
- 3 Bedrooms
- 2 Bathrooms
- Lounge & Dining Room

- Kitchen
- Single Garage & Parking
- Non Overlooked Rear Garden
- Call Today To View

Malvern Avenue, Washingborough, LN4 1EB,
£259,000





Situated in the popular village of Washingborough is this detached 3 bedroom bungalow. Having a individual lounge measuring 17'8" which opens out into dining room, all accompanied by kitchen measuring 9'2" x 8'9" and including a range of fitted units. The entrance hallway is generous in size and has a large storage cupboard but also gives access to 3 bedrooms. The master bedroom features access to it's own private en-suite whilst 2 further bedrooms benefit from the use of a 3 piece bathroom suite. Further benefits of the property include uPVC double glazing throughout and gas central heating with a new combination boiler fitted in 2018 and having annual service programme. Externally the home comes with a non overlooked rear garden easy to maintain with a hedged perimeter and mostly laid to lawn set up. Whilst the front of the property comes with a lawned front garden, rose bushes perimeter and driveway parking plus access to a single garage measuring 8'1" x 22'1" max with electric up and over door. The village of Washingborough is well regarded due to it's close proximity to Lincoln city centre being a short 10 minute drive away, village amenities such as doctors surgery, Co-op foodstore, pharmacy and schooling at primary level and a regular bus service to and from Lincoln city centre. For further details contact Starkey&Brown. Council tax band: C. Freehold.



Entrance Porch

Having uPVC front door entry, parquet flooring and access into:

Entrance Hall

Having a large storage cupboard with sliding doors, a single radiator and entrance to accommodation.

Kitchen

9' 2" x 8' 9" (2.79m x 2.66m)

Having uPVC double glazed window to side aspect, a range of base and eye level units with counter worktops, space for appliances, wall mounted extractor hood, stainless steel sink and drainer unit and a traditional window hatch to dining room.

Lounge

17' 8" x 12' 2" min (5.38m x 3.71m)

Having uPVC double glazed full to ceiling window to front aspect, electric fireplace, a single radiator and a storage/seating arrangement.

Dining Room

8' 9" x 9' 3" (2.66m x 2.82m)

Having a single radiator and uPVC double glazed window to side aspect.

Master Bedroom

14' 1" x 9' 9" (4.29m x 2.97m)

Having uPVC double glazed window to rear aspect, a single radiator and access to:

En-Suite

5' 4" x 5' 4" (1.62m x 1.62m)

Having a 3 piece suite comprising of a single radiator, extractor unit, electric shower cubicle, low level WC and pedestal hand wash basin unit.

Bedroom 2

11' 2" min x 10' 4" max (3.40m x 3.15m)

Having uPVC double glazed window to rear aspect, a single radiator and built-in wardrobe with sliding doors.

Bedroom 3

14' 1" x 6' 9" (4.29m x 2.06m)

Having loft access, a single radiator and uPVC sliding doors.

Shower Room

7' 9" x 5' 3" (2.36m x 1.60m)

Having a panelled bath with showerhead over, low level WC, pedestal hand wash basin unit, tiled flooring and surround, a single radiator and uPVC double glazed obscured window to side aspect.

Outside Rear

Having an enclosed garden with fenced perimeters, being mostly laid to lawn and metal frame garden shed.

Outside Front

Having driveway parking, lawned front garden and a rose bush perimeter.

Garage

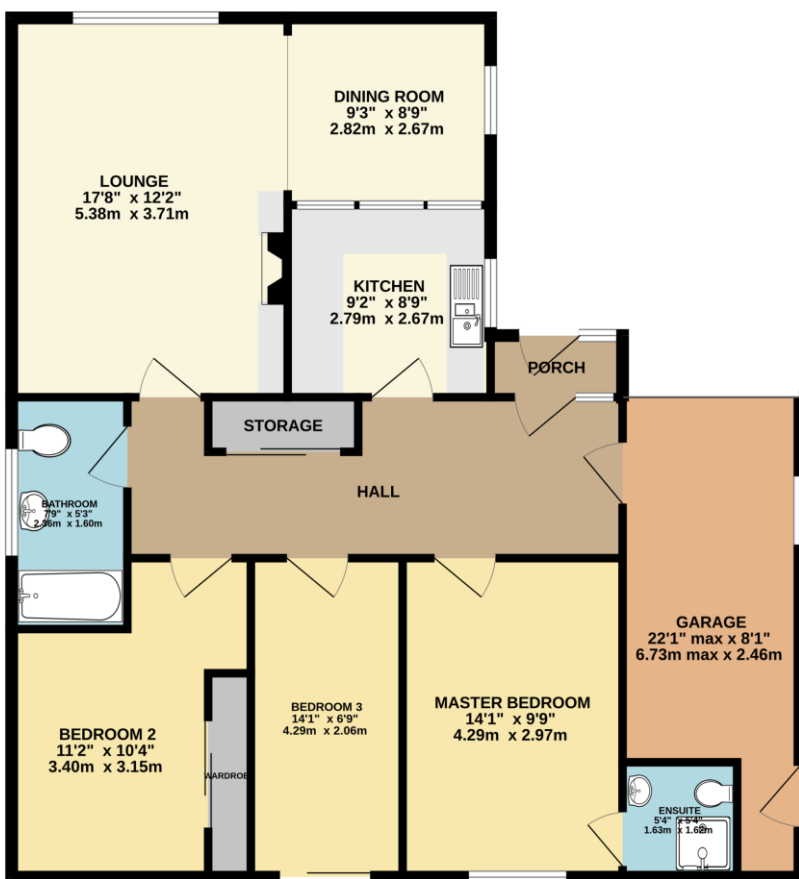
8' 1" x 22' 1" (2.46m x 6.73m)

Having a wall mounted combination boiler, uPVC double glazed window to side aspect, up and over electric door, personnel door to side aspect and utility meters.





GROUND FLOOR



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 6/2024

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



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOU R LOCAL PROPERTY PEOPLE