



- Detached Property
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen & Integral Garage
- First Floor & Ground Floor Bathrooms
- Well Presented Rear Garden
- Ample Driveway Parking
- Walking Distance To Local Amenities

Durham Crescent, Washingborough, LN4 1SF,
£240,000





Located in the popular village of Washingborough is this detached 3 bedroom property. Being built by Barkers in 1976 the property comes with generous sized bedrooms and a well proportioned plot. The ground floor accommodation includes a welcoming entrance hall, downstairs shower room, kitchen with a range of base and eye level units which opens out onto a dining room overlooking the rear garden and 17'7" x 13'0" lounge. With the first floor boasting 3 double bedrooms and a 4 piece family bathroom suite. Additional benefits comprises gas central heating throughout and a 2021 Viessmann Combination boiler, first floor eaves storage and an integral garage with electric door. Externally the property also comes with extensive driveway parking and a rear garden which is mostly laid to lawn with patio seating area and features a timber built garden shed. The ever popular village of Washingborough is located a short 10 minutes drive to Lincoln city centre and provides easy access to the recently completed eastern bypass giving access to the north and south of Lincoln. The village itself comes with a range of essential amenities which include a Co-op foodstore, pharmacy, doctors surgery, regular bus service to and from the Cathedral city of Lincoln, schooling at primary and secondary levels, with the well regarded Branston Academy a short 5 minutes drive. To arrange a viewing contact Starkey&Brown today. Council tax band: C. Freehold.



Entrance is via Porch

Having uPVC sliding door to the side aspect, tiled flooring, light and uPVC door leading into:

Entrance Hall

13' 2" to understairs storage cupboard x 5' 5" (4.01m x 1.65m)
Having radiator, stairs rising to first floor and access to:

Downstairs Shower Room

Having low level WC, pedestal hand wash basin unit, uPVC double glazed obscured window to side aspect and shower cubicle.

Lounge

17' 0" x 13' 0" (5.18m x 3.96m)
Having uPVC double glazed window to front aspect, radiator and electric fireplace.

Kitchen

11' 10" x 9' 9" (3.60m x 2.97m)
Having a range of base and eye level units with counter worktops, space and plumbing for appliances, integral oven with 4 ring hob and extractor hood, one and a half sink and drainer unit, integrated dishwasher, breakfast bar, radiator and uPVC double glazed window to the rear aspect overlooking the rear garden. Opening out into:

Dining Room

9' 9" x 9' 3" (2.97m x 2.82m)
Having uPVC sliding doors to the rear aspect and radiator.

First Floor Landing

Having loft access with the loft being insulated, cavity wall insulation and airing cupboard housing Viessmann Combination boiler. Access to bedrooms and bathroom.

Master Bedroom

12' 1" x 12' 1" (3.68m x 3.68m)
Having uPVC double glazed window to the front aspect and radiator.
Access to:

Eaves Storage

9' 3" x 8' 2" (2.82m x 2.49m)
Solely for the use of storage. Having lighting.

Bedroom 2

12' 0" x 9' 11" (3.65m x 3.02m)
Having uPVC double glazed window to rear aspect, loft access (with loft insulation) and radiator.

Bedroom 3

9' 11" x 9' 3" (3.02m x 2.82m)
Having uPVC double glazed window to rear aspect and radiator.

Bathroom

5' 4" x 9' 5" (1.62m x 2.87m)
Having 4 piece suite comprising panelled bath, low level WC, pedestal wash hand basin unit, shower cubicle, tiled surround and uPVC double glazed obscured window to the side aspect, shaver point and radiator.

Outside Rear

Having enclosed garden being mostly laid to lawn with patio area, timber built garden shed. Enclosed with fenced perimeters.

Outside Front

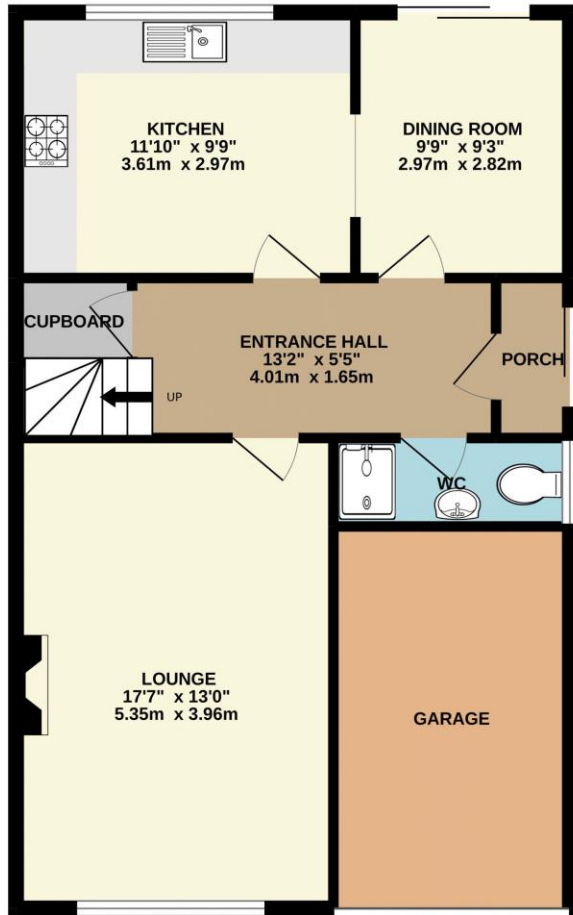
Having block paved driveway with parking for a minimum of 2 vehicles, lawned garden and access to a single garage.

Single Garage

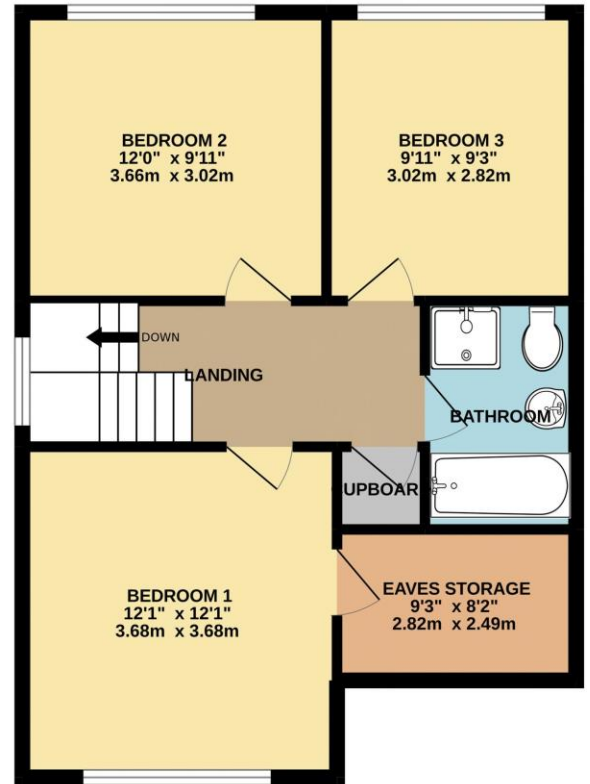
Having electric door, power and lighting.



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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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