



- Detached Bungalow
- Fully Renovated Throughout
- 3 Bedrooms
- Landscaped Gardens

- Stylish Shower Room
- Kitchen Diner
- Ample Parking & Garage With Electric Door
- NO ONWARD CHAIN

Canterbury Drive, Washingborough, LN4 1SJ,  
£285,000







Offered for sale with no onward chain is this fully renovated detached bungalow. Situated on the desirable address of Canterbury Drive in Washingborough is this 3 bedroom detached bungalow. Having undergone a comprehensive programme of renovations, the property is now in turn key condition ready for an immediate move. The internal layout comprises of a welcoming entrance hall with ample storage provisions, new UPVC windows throughout, a newly fitted gas central heating boiler and a whole new central heating system. There is a kitchen diner measuring 18'8" and includes a range of fitted units at base and eye level with counter worktops and a full range of integrated appliances including a induction hob, an integrated dishwasher and washing machine. There is double door entry into the lounge measuring 19'4" max and provides plenty of space for furniture and creating a cosy and warm environment throughout the months. There are 3 bedrooms with the master measuring 9'4" x 14'1", a second bedroom with built-in wardrobes and sliding doors which creates a seamless transition from indoor and outdoor living and bedroom 3 measuring 8'8" x 7'4". The property enjoys a glorious garden which has an abundance of sun throughout the day, being carefully designed to provide an ideal seating area perfect for entertaining and relaxing with guests. Lawned garden and mature hedged perimeters to the rear and a timber built garden shed. To the front of the property there is a large driveway parking with space for multiple vehicles and is landscaped with a gravel perimeter and having access to a single garage which has been extended to 19'8" x 8'5" with power and lighting and an electric up and over door. Canterbury Drive is situated to nearby essential amenities that Washingborough and Heighington has to offer. With Washingborough having it's own doctors GP surgery, pharmacy, Co-op food store and further amenities such as schooling, a regular bus service and pubic house. For more details and viewing arrangements contact Starkey&Brown. Council tax band: C. Freehold.



### Entrance Hall

Having uPVC front door to side aspect, radiator, storage cupboard housing shelving, a second storage cupboard housing Ideal Logic gas combination boiler (fitted 2024) and cloak cupboard. Access to an insulated loft.

### Lounge

12' 2" x 19' 4" max (3.71m x 5.89m)

Having uPVC double glazed window to front aspect and radiator.

### Kitchen Diner

18' 8" x 9' 2" (5.69m x 2.79m)

Having a range of newly fitted eye and base level units, a full set of integrated appliances (to remain with the sale of the property), 2 uPVC double glazed windows to side aspect, integral oven, 4 ring induction hob and extractor hood over, sink and drainer, an integrated dishwasher and washing machine, large vertical radiator and double door entry into lounge.

### Master Bedroom

14' 1" x 9' 4" (4.29m x 2.84m)

Having radiator and a uPVC double glazed window to rear aspect.

### Bedroom 2

12' 3" max to back of wardrobes x 9' 7" (3.73m x 2.92m)

Having uPVC sliding door entry to the rear garden, built-in wardrobes with sliding doors, coved ceiling and radiator.

### Bedroom 3

7' 4" x 8' 8" (2.23m x 2.64m)

Having uPVC double glazed window to side aspect and radiator.

### Shower Room

8' 5" x 5' 4" (2.56m x 1.62m)

Having a walk-in shower arrangement, vanity unit, low level WC, full tiled surround and floor, large chrome heated hand towel rail and a uPVC double glazed obscured window to side aspect.

### Garage

19' 8" x 8' 5" (5.99m x 2.56m)

Having an electric up and over door, power and lighting, window to rear aspect and personal door to rear aspect.

### Outside Rear

Having a completely landscaped garden with a paved seating area, lawned area and a timber built garden shed. Side access leading to the front of the property.

### Outside Front

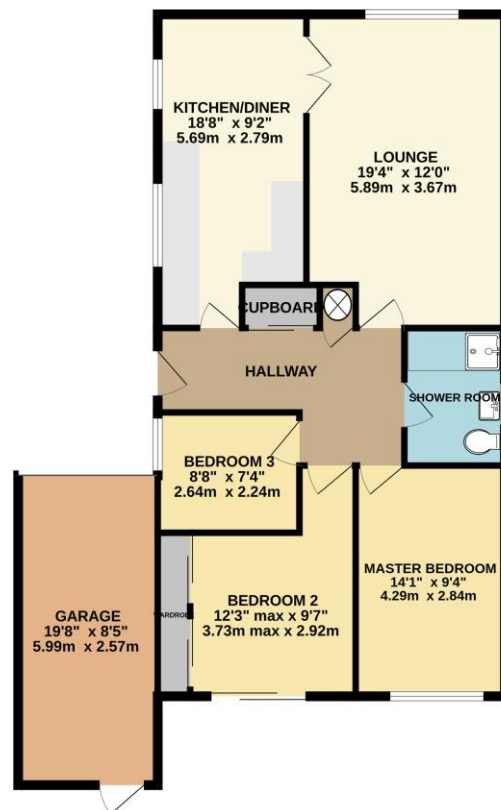
Having a large driveway providing parking for multiple vehicles. Presentable and landscaped front gardens.







GROUND FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



CANTERBURY DRIVE, WASHINGTON

TOTAL FLOOR AREA: 1029 sq.ft. (95.6 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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