



- Detached Family Home
- 4 Bedrooms & 2 Bathrooms
- Superb Gardens
- Immaculate Interiors Throughout
- Lounge & Dining Room
- Driveway Parking
- Garage
- Sought After Village Location

Berkeley Court, Washingborough, LN4 1EW,
£350,000





Situated in the sought after village of Washingborough is this detached family home boasting 4 bedrooms. Having an impressive plot with a superb garden the property makes an ideal family home. Internally the property comes with 2 reception rooms in form of a lounge with original parquet flooring, a dining room with sliding doors overlooking the rear garden. There is a modern kitchen with stylish units and metro tiled finish, a selection of integral appliances such as a range cooker. The ground floor is finished with an inner hallway and access to a modern downstairs shower room. Rising to the first floor are 4 generous bedrooms with all bedrooms benefitting from built-in wardrobes. All bedrooms are accessed from a spacious landing with access to a 3 piece first floor bathroom suite. Outside to the rear there is a wrap around garden, being mostly laid to lawn and having a family friendly arrangement, a selection of seating areas ideal for entertaining and relaxing with guests. To the front of the property there is ample parking provisions, access to a garage with electric up and over door, power and lighting. The property is situated nearby to essential amenities these include schooling at primary and secondary levels, doctors surgery, Co-op foodstore, pharmacy and a regular bus service to and from Lincoln city centre. For further details or to arrange a viewing contact Starkey&Brown. Council tax band: D. Freehold.



Entrance Hall

Having composite front door entry to front aspect, tiled flooring, understairs storage cupboard and additional storage cupboard, radiator and consumer unit and electric meter.

Kitchen

9' 0" x 17' 1" (2.74m x 5.20m)

Having a range of base and eye level units with metro tiled finish, space and plumbing for laundry appliances, fridge freezer, integral dishwasher, rangemaster and extractor hood to stay, tiled flooring, uPVC double glazed window to front aspect and uPVC sliding doors to rear aspect. Access into dining room and inner hallway.

Dining Room

17' 1" x 10' 9" (5.20m x 3.27m)

Having 2 radiators, coved ceiling, uPVC double glazed window to front and side aspects and sliding door with aluminum frame.

Lounge

17' 1" x 12' 7" (5.20m x 3.83m)

Having coved ceiling, original parquet flooring, 2 uPVC double glazed windows, multi-fuel burner fitted 2010 and serviced regularly.

Shower Room

7' 6" x 6' 0" (2.28m x 1.83m)

Having large shower cubicle with rainfall shower head, floating hand wash basin unit, full tiled surround and porcelain tiled flooring, uPVC double glazed obscured window to side aspect and a heated hand towel rail.

First Floor Landing

Having landing space with uPVC double glazed window obscured window to front aspect, radiator and airing cupboard housing hot water cylinder.

Master Bedroom

17' 1" max to back of wardrobe x 9' 3" (5.20m x 2.82m)

Having uPVC double glazed window to side aspect, built-in wardrobe and radiator.

Bedroom 2

9' 3" x 15' 6" (2.82m x 4.72m)

Having restricted ceiling heights, built-in wardrobes and uPVC double glazed window, radiator and access into eaves storage - boarded and insulated.

Bedroom 3

9' 3" min x 9' 1" min (2.82m x 2.77m)

Having uPVC double glazed window to rear aspect, radiator and built-in wardrobe.

Bedroom 4

6' 8" min x 10' 4" min (2.03m x 3.15m)

Having uPVC double glazed window, built-in wardrobe, radiator and loft access.

Bathroom

5' 8" x 6' 3" (1.73m x 1.90m)

Having uPVC double glazed obscured window to front aspect, panelled bath with shower head over, low level WC, hand wash basin unit, radiator, tiled floor and tiled surround.

Outside Rear

Having an enclosed garden with fenced perimeters, being mostly laid to lawn with a beautiful arrangement of mature flowerbeds, additional garden space which houses a greenhouse, summer house and patio seating area, surround by mature shrubs and trees. Further area for bin storage and side access to the front of the property.

Outside Front

Having paved parking arrangement with access to a single garage.

Garage

15' 8" max x 14' 8" max (4.77m x 4.47m)

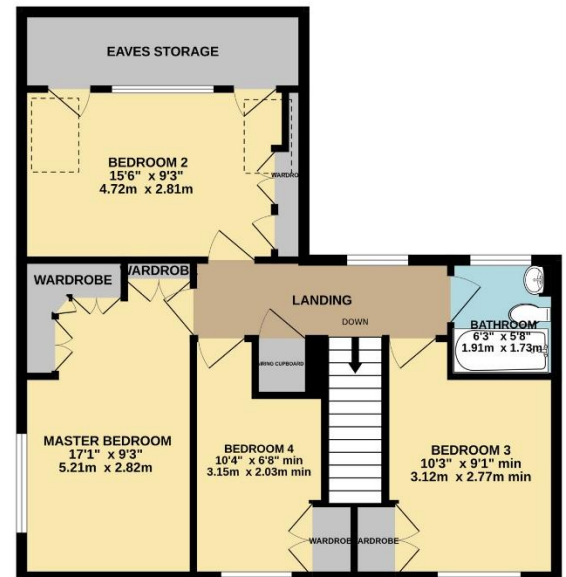
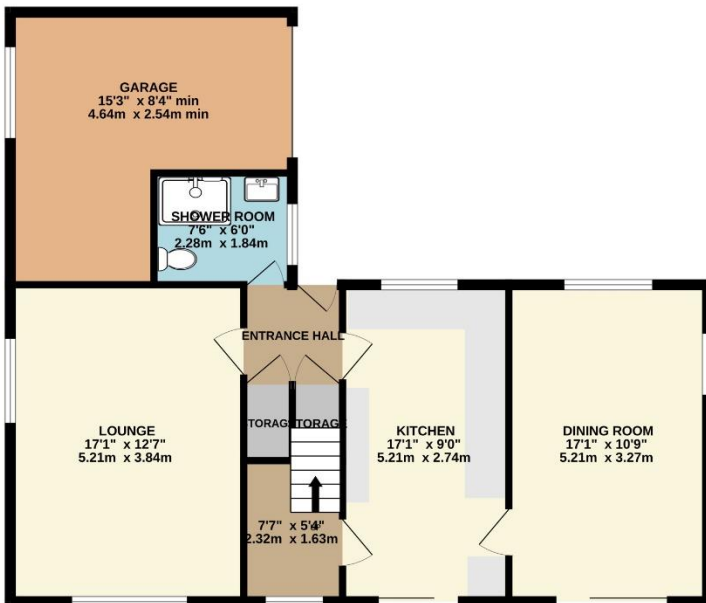
Having electric up and over door, light and power. Housing the gas meter and a double glazed window to rear aspect.





GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.

1ST FLOOR
693 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 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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