



- Spacious Extended Detached House
- With Annexe Space
- 4 Double Bedrooms
- Large Kitchen/Diner

- Lounge & Study
- 2 Shower Rooms & 1 Bathroom
- Double Garage
- Corner Plot Position

Reading Close, Washingborough, LN4 1SL
£375,000





Situated in this cul-de-sac position on Reading Close. Starkey&Brown are delighted to offer for sale this spacious detached house offering versatile accommodation. Currently the set-up is 3 bedrooms to the first floor with a dressing room, this was originally 4 bedrooms on the first floor. Whilst downstairs has a 19'6" bedroom with an en-suite, which could easily be converted for an annexe space for an elderly relative or teenager still living at home. Further accommodation on the ground floor there is a lounge, a kitchen diner, a study which will be ideal for working from home, a conservatory and a wet room. Outside the property is situated on a spacious corner plot position, a driveway with off street parking for 3/4 cars which could be extended to provide further parking if needed, leading up to a double garage. The rear garden has been designed to not be overlooked from the rear aspect and has a variety of flowers, plants, trees and a lawned area. To truly appreciate this property's space and versatility an internal inspection is highly recommended. Council tax band: D. Freehold.



Front door leading into:

Hallway

Having stairs rising to the first floor and 2 storage cupboards.

Lounge

17' 1" x 13' 7" (5.20m x 4.14m)

Double-glazed window to the front aspect, a feature brick-built fireplace, a radiator, a sliding double-glazed patio doors to the conservatory area.

Kitchen Diner

18' 8" x 10' 9" (5.69m x 3.27m)

With a range of fitted wall and base units with rolled edge worktop surfaces incorporating cupboards and drawers, and a half sink with a single drainer unit, plumbing for dishwasher, LED lighting in skirting boards, an extractor hood, and a large range cooker to be included in the sale. A radiator and tiled flooring. In the dining area, there is a further range of wall and base units with rolled edge worktop surfaces and a built-in dining table, a sliding double-glazed patio door leading into a conservatory.

Downstairs Wet Room

9' 9" x 4' 6" (2.97m x 1.37m)

Having an open shower area with a mains-fed shower, a wash hand basin, a low-level flush WC, and plumbing for a washing machine.

Conservatory

22' 7" x 8' 7" (6.88m x 2.61m)

Having double-glazed windows to the rear and side aspects, and double-glazing sliding patio doors to the rear garden.

Extended Area

An extension to the side of the property which could be used as a self-contained annexe. Currently has a bedroom.

Bedroom

19' 6" x 11' 1" (5.94m x 3.38m)

This could be used to incorporate a bedroom and a lounge area. A uPVC window to the front aspect, a door through to the study, and a door to the en-suite.

Study

11' 2" x 6' 8" (3.40m x 2.03m)

A double-glazed window to the rear aspect and a radiator.

En-Suite

9' 0" x 3' 4" (2.74m x 1.02m)

A 3-piece suite comprising a shower cubicle, a wash hand basin, a low-level flush WC, and a window to the side aspect.

Dressing Room

9' 3" x 6' 2" (2.82m x 1.88m)

This was formerly the fourth bedroom on the first floor. A uPVC window to the front aspect. Open plan to:

Bedroom

13' 0" x 10' 10" (3.96m x 3.30m)

A range of fitted bedroom furniture, a double-glazed window to the rear aspect.

Bedroom

11' 0" x 11' 0" (3.35m x 3.35m)

Double-glazed window to the rear aspect and a radiator.

Bedroom

10' 9" x 7' 7" (3.27m x 2.31m)

Double-glazed window to the rear aspect and a radiator.

Bathroom

Having a 3-piece suite comprising a panelled bath, a wash hand basin, and a low-level flush WC.

First Floor Landing

Double-glazed window to the front aspect and an airing cupboard housing a combination central heating boiler.

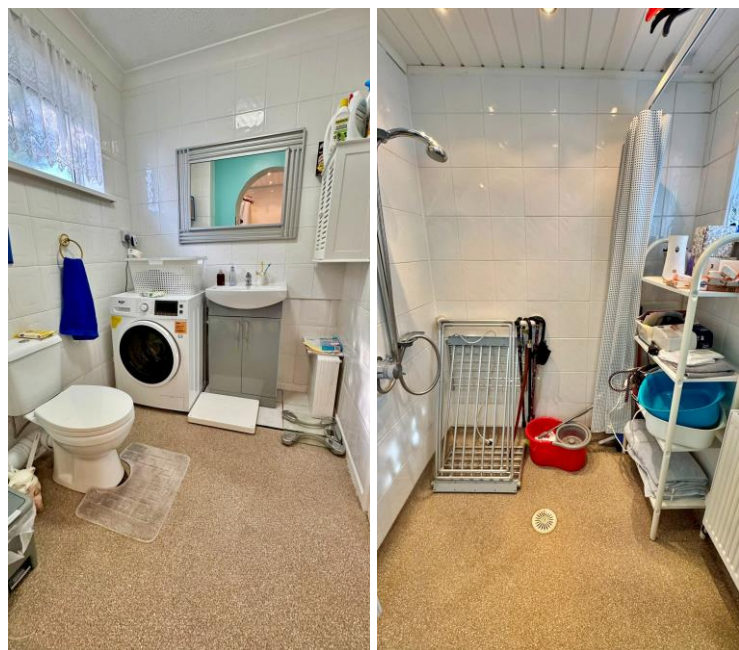
Outside Front

The property has a concrete driveway with off-street parking for 3/4 cars, with a lawned area to either side which could provide additional parking if required.

Outside Rear

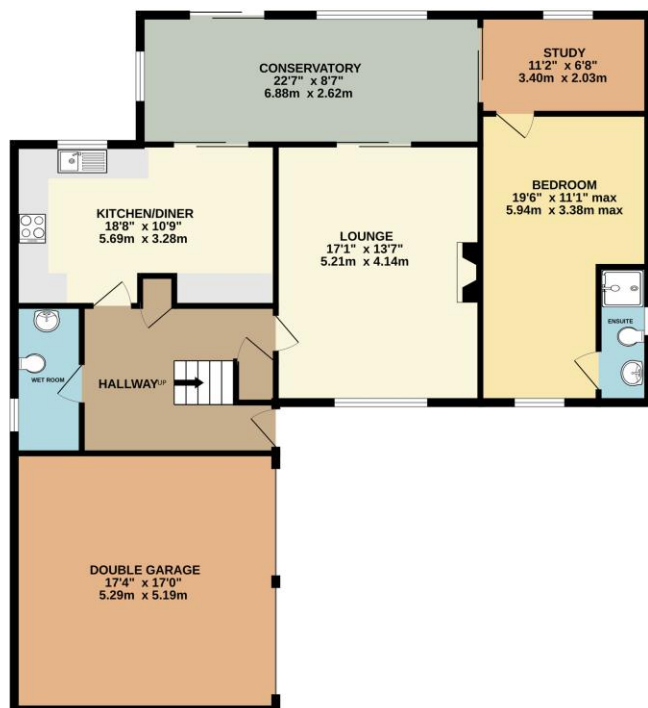
Has been designed with privacy in mind. With a range of various flowers, plants, and trees. There is a raised pond, patio, and lawned area, which is predominantly west-facing





GROUND FLOOR
1358 sq.ft. (126.1 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1887 sq.ft. (175.3 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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