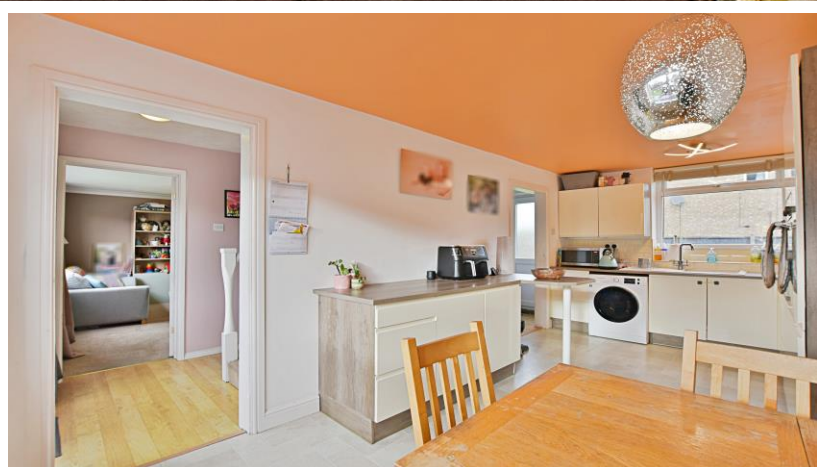




- End Terrace House
- Three Spacious Bedrooms
- 17'2" Lounge
- Modern Kitchen Diner

- Generous Corner Plot
- Off Street Parking
- Local Village Amenities
- 15 Minute Drive To Lincoln City Centre

Sandra Crescent, Washingborough, LN4 1QZ
£230,000





Starkey&Brown is delighted to represent this family-friendly end-terrace home situated in the popular village of Washingborough. Having accommodation over two floors and boasting three spacious bedrooms, the property is also within easy reach of local amenities. Accommodation comprises of a welcoming entrance hall which gives access to 17'2" x 13'9" lounge, a stylish and modern kitchen diner with a range of fitted units, an integrated oven and a breakfast bar arrangement and a rear lobby giving access to the external rear. Rising to the first floor are three generous bedrooms with the master measuring 17'2" x 9'5" with all bedrooms benefitting from the use of a three-piece first floor family bathroom. The home is situated on a corner plot and enjoys a larger than average gardens to the front and rear. The rear garden is mostly laid to lawn with external power and water source as well as a patio seating area. To the front of the property there is off street parking for multiple vehicles. Further benefits includes a new boiler fitted 2020, gas central heating and updated window panels, fuse box and converted smart meters. There is a single garage which has a recently fitted door and can be found in a communal block. Sandra Crescent is located close to nearby amenities that can be found in Washingborough and Heighington, these include off licenses, pharmacy, doctors surgery, schooling at primary level and nearby to secondary school at Branston Academy. Washingborough is situated a 15 minute drive from Lincoln city centre and is well-served with a regular bus route. For further details and viewing requests, please contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Hall

Having a uPVC front door entry to the front aspect, a storage cupboard, and stairs rising to the first floor. Access to the kitchen diner and lounge.

Kitchen Diner

8' 11" max x 17' 2" (2.72m x 5.23m)

A range of eye and base level units with counter worktops, a breakfast bar arrangement, an integrated oven with a gas hob to remain with the property, a uPVC double-glazed window to the front and rear aspects, a radiator, sink, and drainer unit. Access to:

Rear Lobby

5' 4" x 4' 10" (1.62m x 1.47m)

External uPVC door to the rear aspect leading to the rear garden and an additional access to a storage cupboard under the stairs.

Lounge

17' 2" x 13' 9" (5.23m x 4.19m)

A radiator, uPVC double-glazed window to the front aspect, and a coved ceiling.

First Floor Landing

A radiator, a uPVC double-glazed window to the rear aspect. Airing cupboard housing a gas combination boiler. Access to bedrooms and the bathroom.

Bedroom 1

17' 2" x 9' 5" (5.23m x 2.87m)

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

Bedroom 2

8' 8" min x 10' 7" max (2.64m x 3.22m)

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

Bedroom 3

6' 11" min x 10' 5" (2.11m x 3.17m)

Loft access - not boarded, no ladder, but insulated, a radiator, and a uPVC double-glazed window to the front aspect.

Bathroom

5' 11" x 8' 1" (1.80m x 2.46m)

Three-piece suite comprising panelled bath with shower over, a low-level WC, a pedestal hand wash basin unit, and a uPVC double-glazed obscured window to the rear aspect.

Outside Rear

Enclosed garden with fenced perimeters, mostly laid to lawn with a patio seating area, a shed, external power, and water source.

Outside Front

Off-street parking for multiple vehicles, a large front garden enclosed with a fenced perimeter.

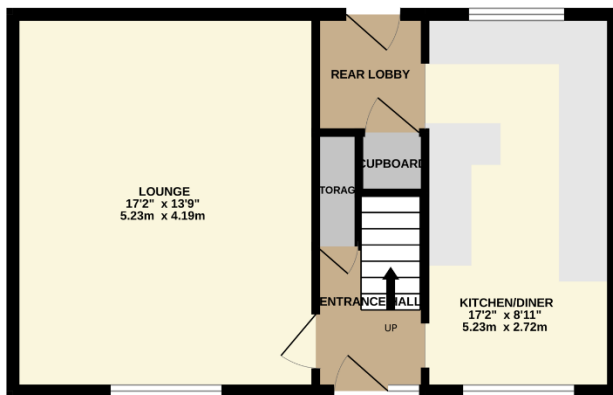
Garage

A single garage located in a communal block.

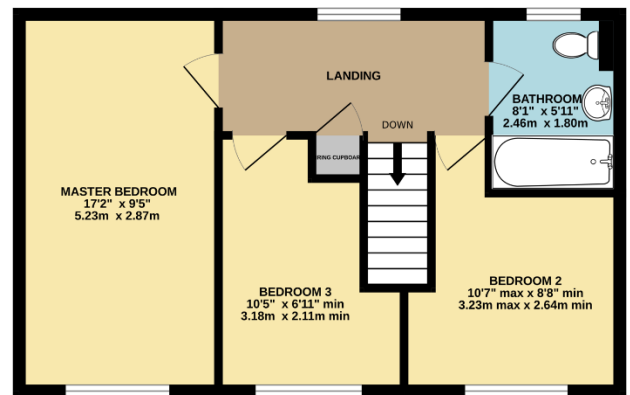




GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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.
Made with Metropix ©2025

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

