



Park Lane, Washingborough, Lincoln, LN4 1DE

welcome to

Park Lane, Washingborough, Lincoln

Offered with no onward chain, this well-presented three bedroom detached bungalow is situated close to the local amenities in the popular village of Washingborough. Comprising of an entrance porch & hallway, lounge/diner, kitchen, three bedrooms, bathroom, garage and front & rear gardens.



Entrance Hall

Access via double glazed front door, radiator to wall and doors into majority of rooms.

Lounge

17' 1" x 12' 4" (5.21m x 3.76m)

Double glazed window to side and rear and radiator to wall.

Dining Room

12' 4" x 8' 5" (3.76m x 2.57m)

Double glazed window to rear and radiator to wall.

Rear Entrance Porch

Double glazed door to rear garden.

Bathroom

Bathroom comprising wc, wash hand basin, bath with wall mounted shower, built in airing cupboard and radiator to wall.

Garage

15' 1" x 8' 6" (4.60m x 2.59m)

Garage with up & over door.

Front Exterior

Off road parking via concrete driveway for several cars, access provided to the garage as well as grass area with multiple shrubs and trees.

Rear Garden

Enclosed rear garden, mostly comprising of grass with hedging and shrubs situated throughout the garden.



view this property online williamhbrown.co.uk/Property/LCR123456



welcome to

Park Lane, Washingborough Lincoln

- NO ONWARD CHAIN
- 3 BED DETACHED BUNGALOW
- POPULAR VILLAGE LOCATION
- SINGLE GARAGE & OFF ROAD PARKING
- CLOSE TO VILLAGE AMENITIES

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR123456



Property Ref:

LCR123456 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk