



**Malvern Avenue, Washingborough, Lincoln, LN4 1EB**



**welcome to**  
**Malvern Avenue, Washingborough, Lincoln**

Early viewing is essential for this particularly spacious detached bungalow, located on a generous plot within the popular village of Washingborough. Boasting en suite to the master bedroom, modern fitted kitchen/diner, ample driveway parking and an attached garage.



### Entrance Hall

With double glazed door and window to the side, radiator, loft access point and double store cupboard housing wall mounted gas central heating boiler.

### Lounge

16' 11" x 12' 2" ( 5.16m x 3.71m )

With double glazed window to the front and radiator.

### Kitchen / Diner

19' 2" max x 9' 5" ( 5.84m max x 2.87m )

With two double glazed windows to the side, a modern fitted kitchen in a range of wall and base units with wood effect work surfaces, space for range cooker with cooker hood fitted over, inset sink and drainer, space for washing machine, space for dishwasher, space for fridge freezer and inset ceiling lights.

### Bedroom One

14' 6" max x 12' 5" ( 4.42m max x 3.78m )

With double glazed window to the rear and radiator.

### En Suite

With shower cubicle, wash hand basin, wc, tiling to the floor, chrome heated towel rail, extractor fan and inset ceiling lights.

### Bedroom Two

12' 2" x 9' 1" ( 3.71m x 2.77m )

With double glazed window to the rear and radiator.

### Bedroom Three

9' 2" x 7' 6" ( 2.79m x 2.29m )

With double glazed window to the side and radiator.

### Bathroom

With obscured double glazed window to the side, bath with wall mounted shower and fitted screen, wash hand basin, tiling to the walls and floor, coving to the ceiling and chrome heated towel rail.

### Separate Wc

With obscured double glazed window to the side, tiling to the walls and floor, wc and coving to the ceiling.

### Outside

Property benefits from a driveway to the side providing off road parking for up to three cars and access to the carport as well as the attached garage. Alongside the driveway is a generous area of lawn. Gated side access leads to an enclosed rear garden with a patio area ideal for seating, mature trees and shrubs, and an area of lawn.

### Attached Single Garage

8' 7" x 19' 10" ( 2.62m x 6.05m )

With electric roller door to the front, double glazed window to the rear and double glazed pedestrian door to the side.



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## **Malvern Avenue, Washingborough Lincoln**

- NO ONWARD CHAIN
- SPACIOUS DETACHED BUNGALOW
- THREE WELL-PROPORTIONED BEDROOMS
- EN SUITE & FAMILY BATHROOM
- FRONT & REAR GARDENS

Tenure: Freehold

EPC Rating: C

Council Tax Band: B

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR123408 - 0002

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