



29 Sunningdale Grove
Washingborough, Lincoln. LN4 ISP

BELL



29 Sunningdale Grove Washingborough, Lincoln

NO ONWARD CHAIN!

This a three bedroom detached chalet bungalow standing in good sized grounds, very pleasantly located in a popular residential area of the eastern Lincoln village of Washingborough.

The property would benefit from a general scheme of refurbishment.

ACCOMMODATION

Entrance Lobby with sliding glazed panelled entrance door, tiled hearth and obscure glazed panel door through to:

Entrance Hall having return staircase up to first floor, large built-in stairs cloaks/storage cupboard, Modair Flow gas fired warm air central heating unit inset to one side. Doors through to kitchen and to:

Lounge having a south easterly outlook from the large double glazed picture window out over the front garden and driveway; coving, central heating warm air vent, wall mounted gas fire and wall light fittings.

Kitchen having a pleasant view out over the good size garden; a range of fitted base, drawer and wall units, work surface areas with stainless steel double drainer sink unit inset, space beneath for appropriate white goods, space between units for slot in gas cooker and pantry cupboard space to one corner. Warm air central heating vent and fluorescent lighting strip, sliding double doors through to:

Dining Room having a view from sliding patio door into the adjoining conservatory and beyond to the garden; central heating vent and gas wall heater.

Metal Framed Conservatory with a very pleasant view into the garden and sliding double doors providing access out onto the patio area.





First Floor

Half Landing with pleasant outlook over neighbouring gardens and beyond to a glimpse of countryside to the east.

Main Landing of good proportions, having built-in cupboard containing the insulated hot water cylinder and warm air central heating vents.

Bedroom 1 having a southerly outlook down over the front garden and driveway into Sunningdale Grove; coving, access into large roof space storage area and warm air central heating vent.

Bathroom having a panelled bath with shower fitting above, pedestal wash hand basin, tiling to all walls to full height and warm air central heating vent.

Separate Toilet with low level WC.

Bedroom 3 with a northerly view down over the good size rear garden; coving and warm air central heating vent.

Bedroom 2 with a pleasant northerly out down over the rear grounds and adjoining neighbouring gardens with a glimpse of countryside on the eastern horizon; coving and warm air central heating vent.

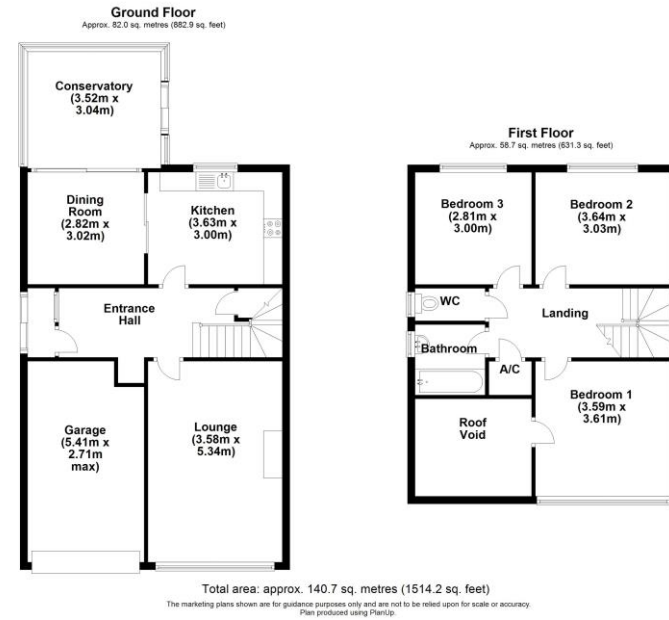
OUTSIDE

This chalet bungalow stands discreetly well back from the roadside in its grounds with a concrete driveway providing private parking for family and visitors as well as access to the **Integral Single Garage** with entrance door, fluorescent lighting strip and cold water tap. The garage also offers potential for conversion into additional family accommodation if required, subject to all necessary consents.

The front garden has been laid to lawn with mature conifers and other trees, accompanying well stocked borders. There is mature hedging set along the western boundary and panel fencing to the eastern country.

There is pedestrian access down both the eastern and western elevations providing access into is a good sized well enclosed rear garden, patio area adjoining the rear elevation of the bungalow onto which the conservatory has direct access. There is a good size area of lawn, garden shed and a metal framed greenhouse. Attractive shrubs and flowering plants to the borders. The garden would be rejuvenated with an appropriate landscaping scheme.





North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: E

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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