



3 Grosvenor Mews
Washingborough, Lincoln. LN4 1ED

BELL



3 Grosvenor Mews Washingborough

An appealing three-bedroom home with countryside views, garage and garden. Located within Grosvenor Mews, this well-proportioned property enjoys a pleasant position with both front and rear aspects, providing views towards open countryside and the Lincolnshire Wolds. The accommodation is practical and versatile, featuring a bright lounge, spacious dining kitchen, three bedrooms (including one en-suite), family bathroom, driveway, garage and enclosed garden.

A viewing is highly recommended!

ACCOMMODATION

Entrance Lobby having uPVC obscure double-glazed front entrance door, access to roof space, coving and radiator. Door through to:

Lounge having a very pleasant westerly aspect over the garden; staircase up to first floor with large walk in under stairs cloaks/ storage cupboard, shelved alcove, wall mounted contemporary style electric fire, coving, and radiator. uPVC double glazed panel door to grounds and door to:

Dining Kitchen of good size having an easterly view over the front garden towards the driveway entrance of Grosvenor Mews; a range of fitted kitchen units comprising; single drainer one and a half bowl stainless steel sink unit with cupboard space and room for dishwasher below, wall cupboard unit to one corner. The work surface extends around the adjoining wall with drawer and cupboard space, Indesit oven below, brushed steel four ring gas hob to surface with accompanying brushed steel cooker hood, wall cupboard with spice rack above. Built in pantry cupboard space to one end. Wood style laminate flooring, coving and radiator. There is a good size dining area to one end of the room,

First Floor

Landing with built-in linen cupboard, access to roof space and coving. Doors through to all areas of adjoining accommodation.





Bedroom with a westerly outlook down over the rear garden; coving, and radiator. Door through to:

En-suite Shower Room comprising built in shower cubicle, wash hand basin and low-level WC Full height tiling to all walls, coving, ladderback style electric towel rail, inset ceiling spotlight fittings and extractor vent.

Family Bathroom having panelled bath set across one wall with Mira shower fitting and accompanying full height wall tiling, pedestal wash hand basin, low level WC, coving and radiator.

Bedroom having an easterly outlook down over front garden towards driveway and in between neighbouring homes with a view over countryside in the distance and the Lincolnshire Wolds on the horizon. Wood style laminate flooring, coving, dado rail and radiator.

Bedroom with a westerly view over the front of the property and beyond towards open countryside and the Lincolnshire Wolds in the distance; coving, dado rail and radiator.

OUTSIDE

The house is approached from the roadside across a concrete driveway which provides appropriate parking and access to the **Integral Garage** with up and over door, wall mounted gas fired central heating boiler, small fluorescent lighting strip and power points. An area of front garden having been laid to lawn in part with attractive metal railings to the boundaries.

From the front of the property a pedestrian access runs down the eastern elevation of the house through to the good sized enclosed rear garden which would benefit from an appropriate scheme of landscaping.

North Kesteven District Council – Tax band: B

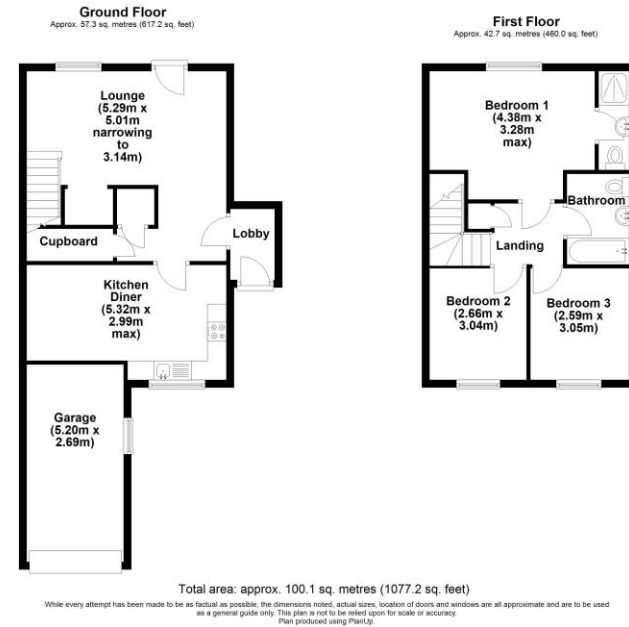
ENERGY PERFORMANCE RATING: C

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
43 Silver Street, Lincoln. LN2 1EH.
Tel: 01522 538888
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

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