



142 Granson Way
Washingborough, Lincoln. LN4 1HF

BELL



142 Granson Way Washingborough

NO ONWARD CHAIN!

This is a two bedroom detached bungalow, having south facing frontage, situated in the popular village of Washingborough.

The accommodation would now benefit from a scheme of refurbishment/update and comprises; two reception rooms, two bedrooms, kitchen and wetroom style shower room

ACCOMMODATION

Entrance with glass panel sliding front door leading to small lobby, inner glazed door main entrance door to:

Hallway having carpeted floor, built-in cupboard housing hot water tank, additional storage cupboards with sliding and overhead doors, access hatch to loft with built in ladder, electric storage heater and decorative hanging ceiling light.

Living Room having south-facing large front window; carpeted flooring, two electric storage heaters, tiled fireplace with hearth (boarded), decorative five-arm candle style ceiling light, curtain rails and blinds fitted. Glass-panelled double doors to:

Dining Room with northerly view over the rear; carpeted floor, electric heater, decorative ceiling light, curtain rail and blinds, glass sliding serving hatch to kitchen.

Kitchen having northerly view over the rear garden; a range of wall and base units (cream with wood trim), laminate worktops with stainless-steel sink inset, space for appliances and wall vent suitable for cooker. Vinyl flooring, tiled splash backs in part and decorative ceiling light. Access door to rear garden.





Wet Room style Shower Room having walk-in shower with support rails and curtain, pedestal wash hand basin and WC. Fully tiled walls, heated towel rail + additional towel rail, wall mounted cabinet, frosted rear window and ceiling light.

Bedroom 1 with south-facing window to front; carpeted floor, ample space for wardrobes and furniture, ceiling light fitting, curtain rail and curtains.

Bedroom 2 with rear-facing window overlooking the garden; of comfortable double size, carpeted floor, electric heater, ceiling light fitting, curtain rail and curtains.

OUTSIDE

There is a low maintenance gravelled driveway with ornamental planting to the frontage leading to the **Garage** being brick built with electric main door, side timber door, obscure glazed window, security light. A pathway runs down the side to the rear garden.

The rear garden is of generous proportions, gently sloping, mainly laid to lawn with well-established shrubs and borders. Paved patio area directly outside kitchen with steps down to lawn, timber shed and **Summerhouse**, both painted green, external water tap and electric meter. The garden is enclosed by timber fencing and hedging as appropriate.



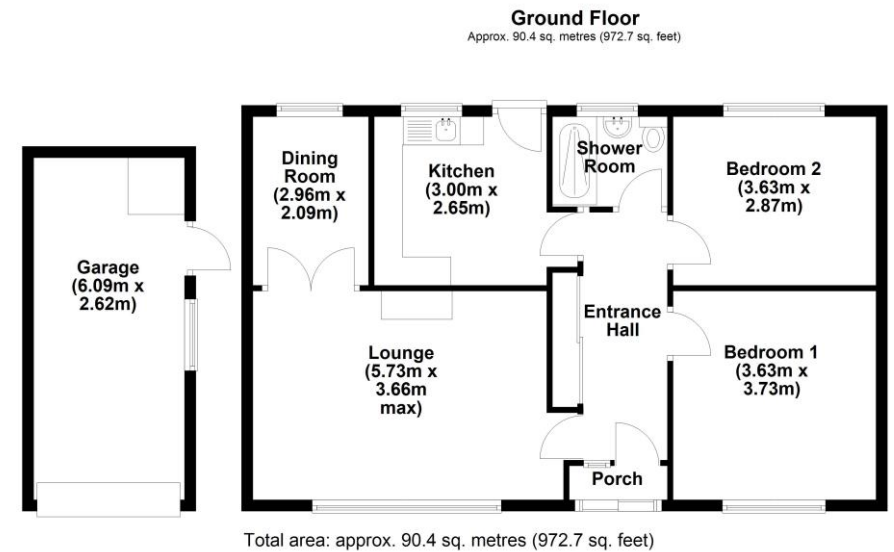
North Kesteven District Council – Tax band: B

ENERGY PERFORMANCE RATING: E
Electric storage heating

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.
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While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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