



Arlington Court,
Washingborough



£365,000

- Detached House
- Four Bedroom
- Bathroom and Shower Room
- Large Plot
- Popular Location
- Two Reception Rooms
- Freehold
- EPC rating D



Four bedroom detached family house, located in the highly sought after village of Washingborough. The property offers great space inside and out with entrance hall, shower room, lounge, dining room, kitchen and conservatory to the ground floor. To the first floor there are four double bedrooms and family bathroom. Outside the property there is a concrete drive to the front and side with parking for up to five cars and single integral garage. To the rear of the property there is a large landscaped garden with a large patio area and pond.

Entrance Hall

External door to front aspect and under stair cupboard.

Shower Room 2.34m x 1.74m (7.7ft x 5.7ft)

Window to side aspect and fitted with shower cubicle, wash hand basin, low level WC, extractor and radiator.

Lounge 4.18m x 5.23m (13.7ft x 17.2ft)

Windows to side and rear aspect, feature fireplace and radiator.

Dining Room 2.9m x 5.23m (9.5ft x 17.2ft)

Window to front and rear aspect. Radiator.



Kitchen 2.79m x 3.49m (9.2ft x 11.4ft)

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, freestanding double electric oven with extractor over, plumbing for washing machine and dishwasher, and 2 plinth heaters.

Conservatory 4.73m x 3.84m (15.5ft x 12.6ft)

Double doors leading to garden and radiator.

Landing

Window to front aspect and storage cupboard.

Bedroom One 2.79m x 4.16m (9.2ft x 13.6ft)

Window to side aspect and fitted with built in wardrobes and radiator.

Bedroom Two 5.25m x 2.64m (17.2ft x 8.7ft)

Window to front aspect, fitted wardrobes and radiator.

Bedroom Three 2.9m x 3.64m (9.5ft x 11.9ft)

Window to rear aspect and radiator

Bedroom Four 2.15m x 3.64m (7.1ft x 11.9ft)

Window to rear aspect, radiator and loft access.

Bathroom 1.83m x 2.08m (6ft x 6.8ft)

Window to front aspect and fitted with panel bath with shower over, low level WC, wash hand basin, extractor and radiator.

Garage 5.13m x 4.57m (16.8ft x 15ft)

Up and over door with power and lighting.

Outside

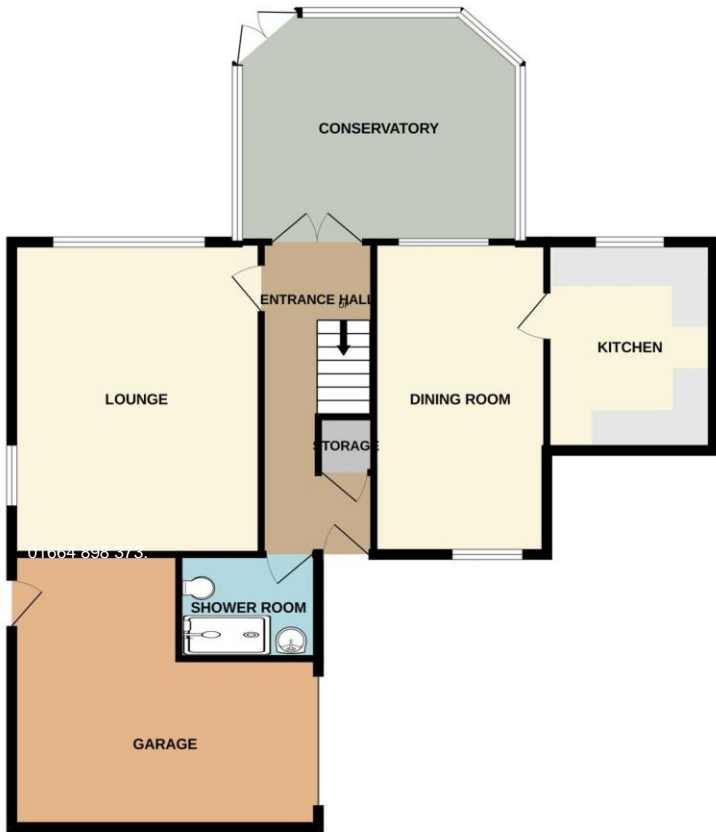
To the front and side of the property there is a concrete driveway with parking for up to five cars. To the rear of the property there is a large enclosed landscaped garden laid to lawn with patio area and pond.

Agent Note

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GROUND FLOOR
1048 sq.ft. (97.3 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



3 ARLINGTON COURT, WASHINGBOROUGH, LN4 1EP

TOTAL FLOOR AREA : 1701 sq.ft. (158.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	74 C
39-54	E		
21-38	F		
1-20	G		



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