

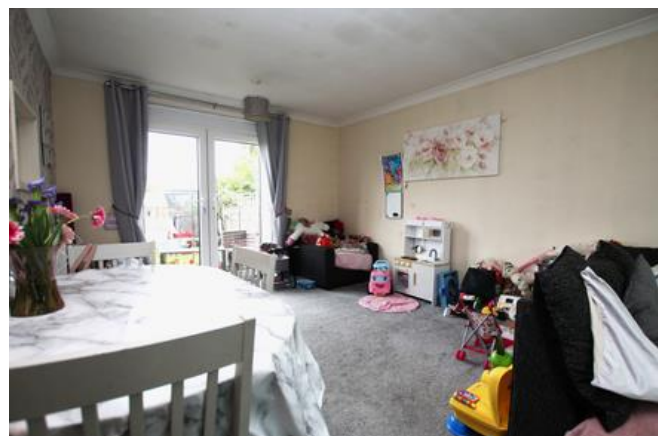


Granson Way,  
Washingborough



**£235,000**

- Detached House
- Three Bedrooms
- Spacious Lounge Diner
- Modern Kitchen
- Garage and Driveway
- Sought After Village
- Freehold
- EPC rating D



Spacious three bedroom detached house, located in the highly sought after village of Washingborough. Within walking distance of local shops, schools and doctor.

The property offer internally porch, hallway, modern kitchen, utility room, bedroom, spacious lounge diner to the ground floor. To the first floor there are two double bedrooms and family bathroom. Outside the property to the front there is a lawned garden, block paved driveway leading to single garage. To the rear of the property there is an enclosed lawned garden with large decking area. The property also benefits from newly fitted triple gazing.

### Porch

External door to front aspect.

### Hallway

Door and window to front aspect, stairs to first floor and radiator.

### Kitchen 3.35m x 2.49m (11ft x 8.2ft)

Window to rear aspect and fitted with a range of modern wall and base units with worktops over. Sink with drainer, single electric oven, induction hob with extractor over, space for fridge and freezer and radiator.





### Living Room 3.86m x 7m (12.7ft x 23ft)

Window to front aspect, patio doors to rear aspect and radiator.

### Bedroom Three 3.08m x 2.26m (10.1ft x 7.4ft)

Window to front aspect and radiator.

### Utility Room 1.82m x 2.49m (6ft x 8.2ft)

External door to rear aspect and fitted with worktop, storage cupboard and plumbing for washing machine.

### Bedroom One 3.73m x 3.35m (12.2ft x 11ft)

Window to front aspect, built in wardrobes and radiator.

### Bedroom Two 2.49m x 4.11m (8.2ft x 13.5ft)

Window to rear aspect, built in wardrobe and radiator.

### Bathroom 2.49m x 2.45m (8.2ft x 8ft)

Skylight and fitted with p-shape bath with shower over, low level WC, wash hand basin, extractor and radiator.

### Outside

To the front of the property there is a lawned garden and block paved driveway for two cars leading to single garage. To the rear of the property there is a lawned garden with decking area.

### Garage 2.45m x 6.2m (8ft x 20.3ft)

Up and over door, power and lighting.

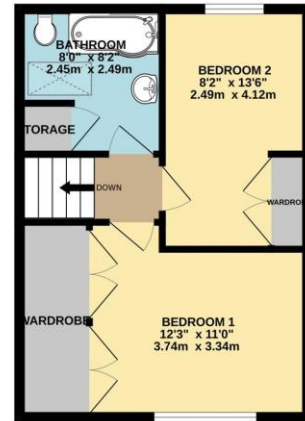
### Agent Note

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GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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