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Washington Drive, Newtoft



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£135,000



SPACIOUS WELL PRESENTED 3 BED TERRACED HOUSE. Popular Wolds Village location, This property has been recently refurbished throughout. Comprising entrance hall, lounge, kitchen diner, 3 bedrooms & bathroom. With GENEROUS GARDEN & parking. NO ONWARD CHAIN - PERFECT FIRST TIME BUY OR INVESTMENT

#### Key Features

- Modern Terraced House
- Popular Wolds Village Location
- Recently Refurbished
- Entrance Hall, Lounge
- Kitchen Diner, Rear Hall
- 3 Bedrooms & Bathroom
- EPC rating TBC
- Tenure: Freehold





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## Situation

Newtoft is a charming rural hamlet which lies just 4.9 miles from Market Rasen & 13.7 miles from Lincoln. Newtoft further benefits from transport links to Faldingworth Primary School, De Aston Secondary School and Normanby By Spital primary school. Newtoft also has a Social Hall which holds a range of activities including a regular toddler group and is also available for private hire, the local park also provides regulars football matches for the local clubs.

## Entrance Hall

1.82m x 1.63m (6'0" x 5'4")

composite front entrance door, double glazed window to front aspect, radiator, laminate flooring and stairs to first floor accommodation

## Lounge

4.44m x 4.37m (14'7" x 14'4")

uPVC French doors, radiator and laminate flooring

## Kitchen Diner

5.4m x 1.93m (17'8" x 6'4")

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, electric oven, 4 ring hob, tiled splash backs, laminate flooring, radiator, pantry cupboard and double glazed window to rear aspect

## Side Entrance

1.46m x 1.88m (4'10" x 6'2")

composite entrance door and wall mounted lpg gas boiler

## Landing

1.51m x 2.69m (5'0" x 8'10")

double glazed window to front aspect, roof void access and storage cupboard

## Bedroom 1

2.8m x 3.76m (9'2" x 12'4")

double glazed window to rear aspect and radiator

## Bedroom 2

2.76m x 2.76m (9'1" x 9'1")

double glazed window to rear aspect and radiator

## Bedroom 3

2.67m x 1.8m (8'10" x 5'11")

double glazed window to front aspect and radiator

## Bathroom

2.62m x 1.74m (8'7" x 5'8")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with electric shower over, fully tiled splash backs, radiator, vinyl flooring and double glazed window to front aspect

## Garden

occupying a good sized plot with generous garden to rear. Being mostly laid to lawn, with concrete seating area, raised decking and raised beds

## Driveway

off street parking to the front of the property providing ample off road parking for a number of vehicles

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Approximate total area<sup>(1)</sup>  
742.19 ft<sup>2</sup>  
68.95 m<sup>2</sup>

(1) Excluding balconies and terraces

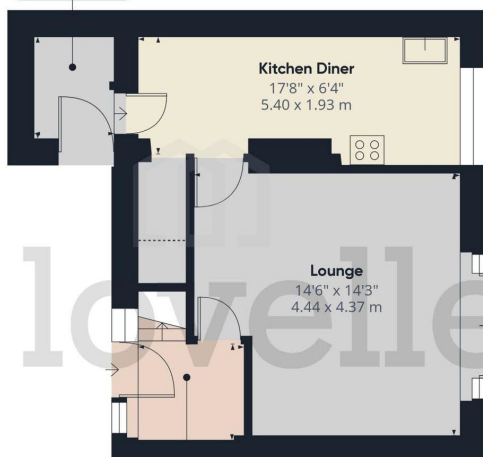
Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

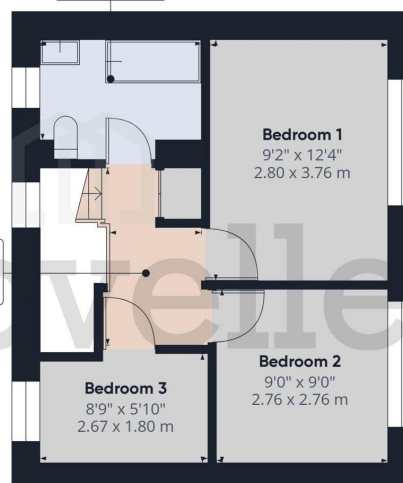
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**Side Entrance**  
4'9" x 6'1"  
1.46 x 1.88 m

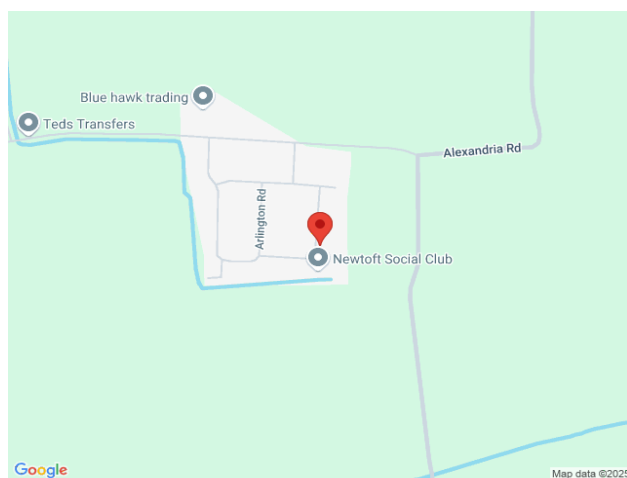


Ground Floor

**Bathroom**  
8'7" x 5'8"  
2.62 x 1.74 m



Floor 1



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