



## 34 The Fields

Washingborough, Lincoln, LN4 1FY

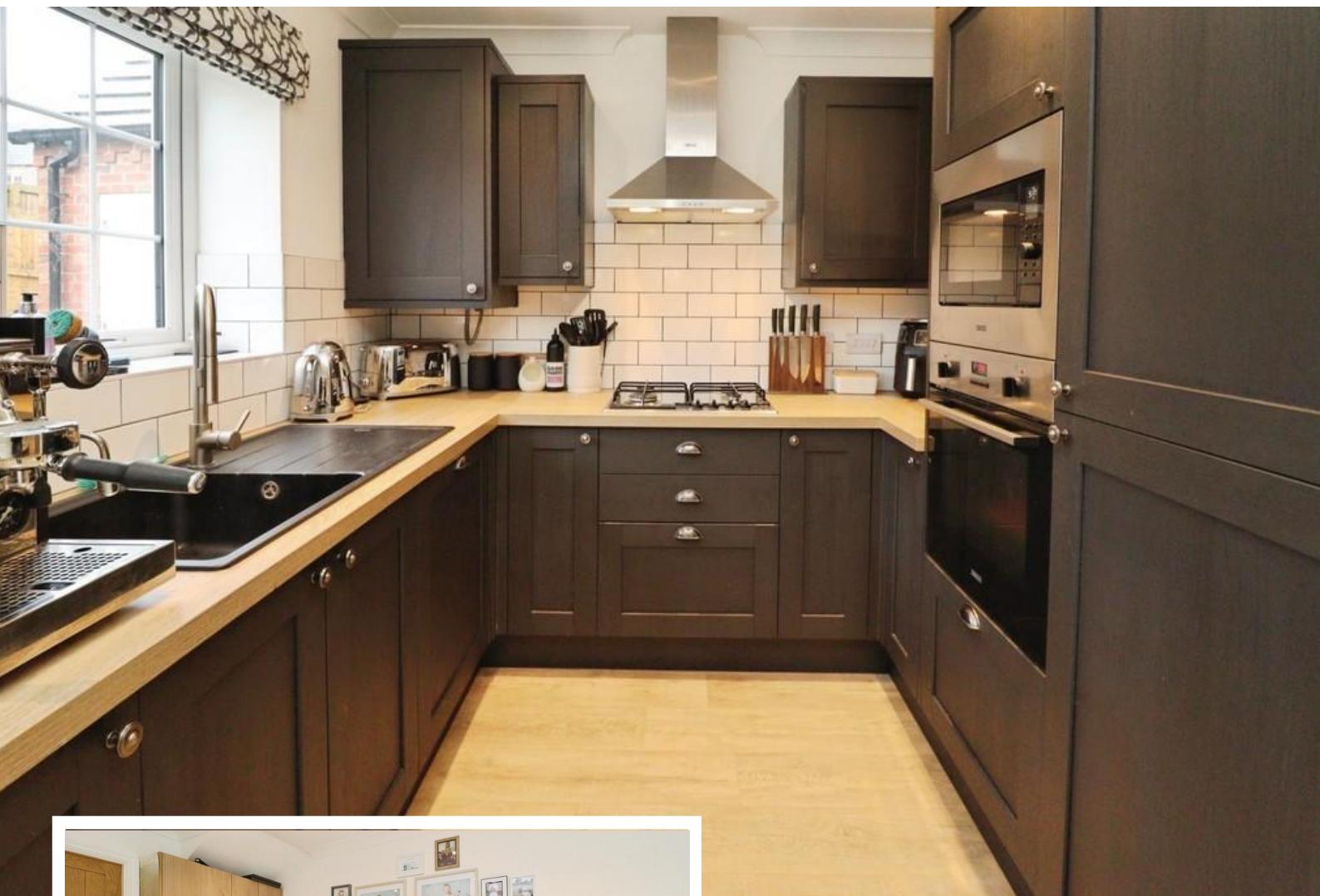


Book a Viewing!

**£300,000**

Situated within the highly sought after Manor Fields development in Washingborough, this stylish and contemporary three bedroom semi detached home offers beautifully presented accommodation throughout. The layout comprises a welcoming entrance hall, an impressive lounge featuring a bay window with bespoke built-in window seat and a high specification kitchen/diner with integrated appliances, complemented by a separate utility. To the first floor there is a landing leading to three well appointed bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom. Externally, the property enjoys generous front and rear gardens, a block paved driveway with EV charging point and a single detached garage. Viewing of this stunning home is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — B.

**COUNCIL TAX BAND** — B.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The charming village of Washingborough is situated 4 miles South-East of the historic Cathedral City of Lincoln. Washingborough benefits from a mix of old and new properties, The Ferry Boat public house, the well-known Washingborough Hall Hotel and fine dining Restaurant, shops, primary school and a variety of other amenities, including the new Sainsbury's Superstore. Washingborough proves popular with people searching for a pleasant village to live.





## ACCOMMODATION

### HALL

With staircase to the first floor, laminate flooring and radiator.

### LOUNGE

12' 10" x 12' 7" (3.92m x 3.85m) With double glazed bay window with wooden shutters and built-in window seat with storage beneath to the front aspect, air conditioning unit, under stairs storage cupboard and radiator.

### KITCHEN/DINER

15' 10" x 13' 5" (4.85m x 4.09m) Fitted with a stylish range of wall and base units with work surfaces over, sink unit with side drainer and mixer tap over, integrated appliances to include washing machine, fridge freezer, dishwasher, eye level electric oven, microwave and gas hob with extractor fan over, wall mounted gas fired central heating boiler, tiled splashbacks, laminate flooring, spotlights, under cabinet lights, radiator, double glazed window to the rear aspect and door to the garden.



### UTILITY

7' 3" x 5' 0" (2.21m x 1.53m) With close coupled WC, pedestal wash hand basin, wall cupboards, space for tumble dryer, tiled splashbacks, laminate flooring, radiator and double glazed window to the side aspect.

### FIRST FLOOR LANDING

With airing cupboard and radiator.



### BEDROOM 1

14' 1" x 10' 4" (4.30m x 3.17m) With double glazed window to the front aspect, double wardrobe with mirror fronted sliding doors, air conditioning unit and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks, laminate flooring, spotlights, towel radiator and double glazed window to the front aspect.



### BEDROOM 2

9' 6" x 9' 0" (2.91m x 2.76m) With double glazed window to the rear aspect, air conditioning unit and radiator.

### BEDROOM 3

9' 1" x 6' 0" (2.77m x 1.85m) With double glazed window to the rear aspect and radiator.



## BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled splashbacks, laminate flooring, spotlights, towel radiator and double glazed window to the side aspect.



## OUTSIDE

To the front of the property there is a lawned garden, a block paved driveway with electric vehicle charge point, providing off street parking and access to the single garage. The garage has an up and over door to the front, side personnel door, light and power. To the rear of the property there is a generous enclosed garden laid mainly to lawn with a patio seating area.

**WEBSITE**  
Our detailed website shows all our available properties and also give extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

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We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our **QUALIFIED/SPECIALIST VALUERS**. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO**  
Sills & Betteridge, Ringrose Law LP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CW&H, Walter and Callum Lyman will be able to provide information and services they offer relating to surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clawers will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 550888 and ask for Steven Spivoy MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.

2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

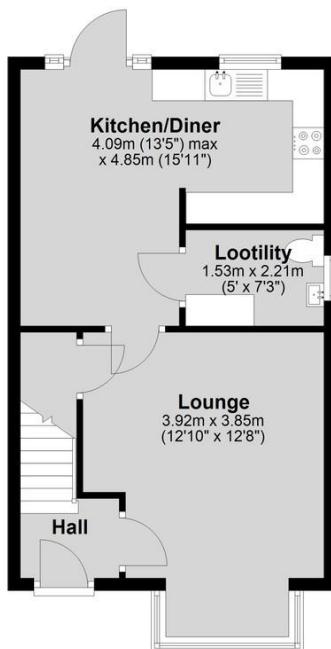
If you have any queries in regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.

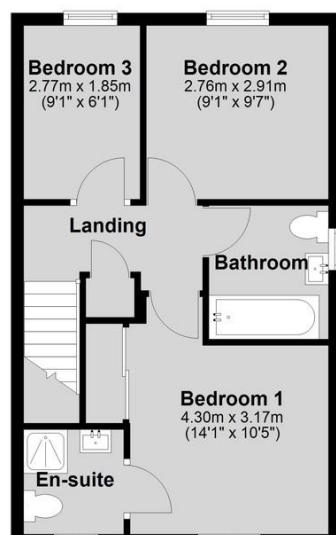
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself or your own advisor or conveyancer, particularly on items stated herein and/or verified.

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**Ground Floor**  
Approx. 40.3 sq. metres (433.3 sq. feet)



**First Floor**  
Approx. 40.0 sq. metres (430.2 sq. feet)



Total area: approx. 80.2 sq. metres (863.5 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG25 0EN  
01636 813971

**46 Middle Gate**  
Newark  
NG24 1AL  
01636 700888

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