



- Detached Bungalow
- En-Suite To Master Bedroom
- South-East Facing Garden
- Village Location

- Three Bedrooms
- Conservatory
- Double Garage
- Sold With No Onward Chain

Malvern Avenue, Washingborough, LN4 1EB
£230,000





Starkey&Brown are delighted to present, with no onward chain, this bright and spacious three-bedroom detached bungalow, positioned on Malvern Avenue within the sought-after village of Washingborough. The property offers well-proportioned living throughout and presents an excellent opportunity for buyers looking to modernise and personalize in a highly desirable residential setting. The property briefly comprises a porch leading into an entrance hall, three bedrooms with the master bedroom benefitting from an en-suite shower room, a conservatory positioned to the rear of the property, creating an additional living space overlooking the beautiful south-west facing garden. There is a generous living/dining room, a fitted kitchen, and a further shower room. Externally, the property has a block paved driveway providing off-street parking for multiple vehicles, access to a double garage benefitting from an electric door. To the rear of the property, there is a generous south-west facing mature garden with established shrubs, planted borders creating a peaceful outdoor space. Further benefits of the property include gas central heating with the boiler believed to be approximately one year old and uPVC double-glazing throughout. Malvern Avenue is located within the popular village of Washingborough, which offers a wide range of local amenities, including shops, schools, a doctor's surgery, and regular transport links into Lincoln city centre. Combined with surrounding countryside walks, making it a very highly desirable area. Council tax band: C. Freehold.



Entrance

Access is through a UPVC composite door leading into the porch, which has a further internal door leading into the hallway.

Hallway

Coved ceiling, carpet flooring, a radiator, a personal door leading into the garage, and a loft access hatch. The loft is partially boarded, equipped with power and electrics, and houses the hot water tank. Airing cupboard housing the boiler, which the current sellers believe to be approximately 1 year old.

Lounge/Diner

22' 3" x 17' 9" (6.78m x 5.41m)

Lounge Area

Features a uPVC double-glazed window to the front aspect, carpet flooring, a radiator, a coved ceiling, and a gas fireplace.

Dining Area

A uPVC double-glazed window to the side aspect, carpet flooring, coving, and a radiator.

Kitchen

9' 11" x 9' 6" (3.02m x 2.89m)

Range of matching base and wall units with countertops. Includes an electric oven with a 4-ring gas hob and an overhead extractor fan, a stainless steel sink with a mixer tap, and laminate flooring. Offers a uPVC double-glazed window to the side aspect, space and plumbing for both a washing machine and a dishwasher, and space for a fridge-freezer. Serving hatch to the dining area.

Bedroom 1

14' 6" x 9' 9" (4.42m x 2.97m)

A uPVC double-glazed window to the rear aspect, carpet flooring, coved ceiling, and a radiator. Access to:

En-Suite

A three-piece suite comprising a low-level WC, a wash hand basin, and a corner shower cubicle. Features partially tiled walls, vinyl flooring, a radiator, a mirror storage cupboard, and a uPVC frosted window to the rear aspect.

Bedroom 2

10' 7" x 10' 4" (3.22m x 3.15m)

A uPVC double-glazed window to the rear aspect, carpet flooring, coved ceiling, and a radiator.

Bedroom 3

14' 6" x 6' 10" (4.42m x 2.08m)

Sliding door leading to the conservatory, carpet flooring, coving, and a radiator.

Conservatory

9' 3" x 7' 11" (2.82m x 2.41m)

uPVC double-glazed windows all around, laminate flooring, and French doors leading out to the rear garden.

Shower Room

Four-piece suite comprising a low-level WC, wash hand basin, bidet, and a shower cubicle. Features fully tiled walls, tiled-effect flooring, a radiator, a shaver charge point, and two uPVC frosted windows to the side aspect.

Outside Front

Block-paved driveway providing off-street parking for multiple vehicles, a variety of rose plants, mature shrubs, and hedges. Alongside access to a double garage, benefiting from an electric door.

Outside Rear

Fully enclosed, south-east facing mature garden. Offers a patio-laid seating area, a lawn area, flower beds, and a variety of mature shrubs and hedges. Includes an outside tap and side access leading to the front of the property.

Agents Note

The property is equipped with 21 solar panels currently installed on the roof. Please note that these panels are leased. Please contact Starkey & Brown for further details and information regarding the lease terms.





GROUND FLOOR
1437 sq.ft. (133.5 sq.m.) approx.



TOTAL FLOOR AREA: 1437 sq.ft. (133.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 to any prospective purchaser. The furniture, fittings and appliances shown here are not intended to represent any specific specification or efficiency and are for general information only.
 Please refer to the floor plan.

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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