

37 Marlborough Avenue

Washingborough, Lincoln, LN4 1DP

Book a Viewing!

£225,000

A well-presented three bedroomed detached bungalow positioned in this popular village of Washingborough. The property has internal accommodation to comprise of Entrance Porch, Inner Hallway, Kitchen, Dining Room, Lounge, three well-appointed Bedrooms, Bathroom and a Separate WC. The property benefits from an Integral Garage with Workshop to the rear. Outside there is a gravelled garden and a drive providing ample off road parking to the front and a lawned garden to the rear. The property is being sold with No Onward Chain.

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SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

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. Washingborough proves popular with people searching for a pleasant village to live.









ACCOMMODATION

PORCH
With UPVC sliding door to the front aspect and glass panelled door to the inner hallway.

INNER HALLWAY
With doors to the three bedrooms, bathroom, WC, lounge and kitchen and an airing cupboard housing the gas central heating boiler and shelving.

LOUNGE
17' 10" x 12' 3" (5.45m x 3.75m) With full height UPVC window to the front aspect, radiator, glass panelled double doors to the dining room and a gas fire with marble hearth and decoctive wooden surround.

DINING ROOM
8' 8" x 8' 2" (2.65m x 2.49m) With UPVC window to the side aspect, radiator and a window and serving hatch to the kitchen.

KITCHEN
8' 10" x 9' 7" (2.70m x 2.94m) With UPVC window to the side aspect, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, spaces for cooker, fridge freezer and washing machine, wall mounted cupboard with complementary tiling below and serving hatch to the dining room.

BEDROOM 1
13' 11" x 9' 10" (4.25m x 3.00m) With UPVC window to the rear aspect and double radiator.

BEDROOM 2
10' 3" x 10' 6" (3.14m x 3.21m) With UPVC window to the rear aspect and double radiator.

BEDROOM 3
13' 11" x 6' 10" (4.25m x 2.10m) With UPVC window to the rear aspect, double radiator and access to the roof void.

BATHROOM
5' 4" x 5' 4" (1.64m x 1.63m) With UPVC window to the side aspect, bath with shower over, wash hand basin, radiator and fully tiled walls.

WC
With UPVC window to the side aspect and WC.

OUTSIDE
To the front of the property there is a gravelled garden and a driveway providing ample off road parking and giving access to the garage. To the rear of the property there is a lawned garden with flowerbeds.



GARAGE

22' 3" x 8' 2" (6.79m x 2.51m) With up and over door to the front aspect, window and door to the side aspect, power and lighting.

WEBSITE
Our detailed website shows all our available properties and also gives 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

SELLING YOUR HOME – HOW TO GO ABOUT IT
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Sills & Betteridge, Ringrose Law LLP, Burton and Co, 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.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then 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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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.

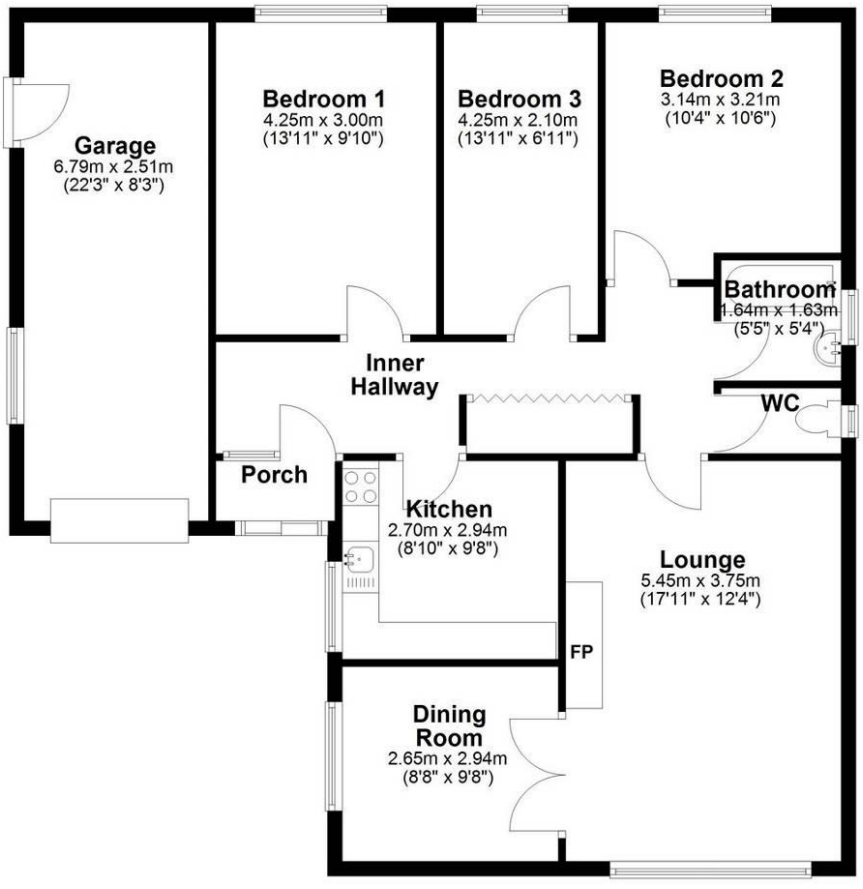
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

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Ground Floor



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29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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