

28 Granson Way

Washingborough, Lincoln

BROWN&CO









28 Granson Way, Washingborough, Lincoln, LN4 1EY

Situated on an elevated plot with open views to the rear, this detached house is located in the highly sought-after village of Washingborough and is offered for sale with no onward chain. The ground-floor accommodation comprises an entrance porch, hallway, living room, dining room, kitchen and utility room, with three bedrooms, a bathroom and WC on the first floor.

Outside, a driveway to the front leads to an integral garage, while the enclosed rear garden is laid to lawn. An additional side garden features paved and gravelled areas, a greenhouse and a shed.



ACCOMMODATION
Ground Floor

Entrance Porch
Double glazed windows and front entrance door, door opening into:

Entrance Hall
Stairs rising to first floor, radiator.

Living Room
Double glazed window to front, gas fire with decorative surround, radiator, double doors opening into:

Dining Room
Double glazed window to rear, serving hatch to kitchen, radiator.

Kitchen
Double glazed window to rear, drainer sink inset to preparation worktop, matching base and eye level storage units, integrated oven and hob with extractor over, space for washing machine, tiled splash backs, under stairs storage cupboard, radiator.

Utility
Entrance door to rear, windows to side and rear, wall mounted central heating boiler, space for washing machine, bae and eye level storage units, door accessing garage.

First Floor
Landing
Double glazed window to side, loft access, airing cupboard, radiator.

Bedroom One
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two
Double glazed window to rear, radiator.

Bedroom Three
Double glazed window to side, radiator.

Bathroom
Double glazed window to rear, bath with wall mounted shower unit over, pedestal wash basin, radiator.

WC
Double glazed window to rear, WC.

Outside
To the front is a lawned garden with decorative shrubs and a driveway leading to a garage with up and over door. Gated side access leads to an enclosed rear garden mainly laid to lawn, there is a further side garden which is paved and graveled and houses a greenhouse and shed.

TENURE & POSSESSION
Freehold and for sale by private treaty.

COUNCIL TAX
Band C

MOBILE
We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND
We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps.









BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

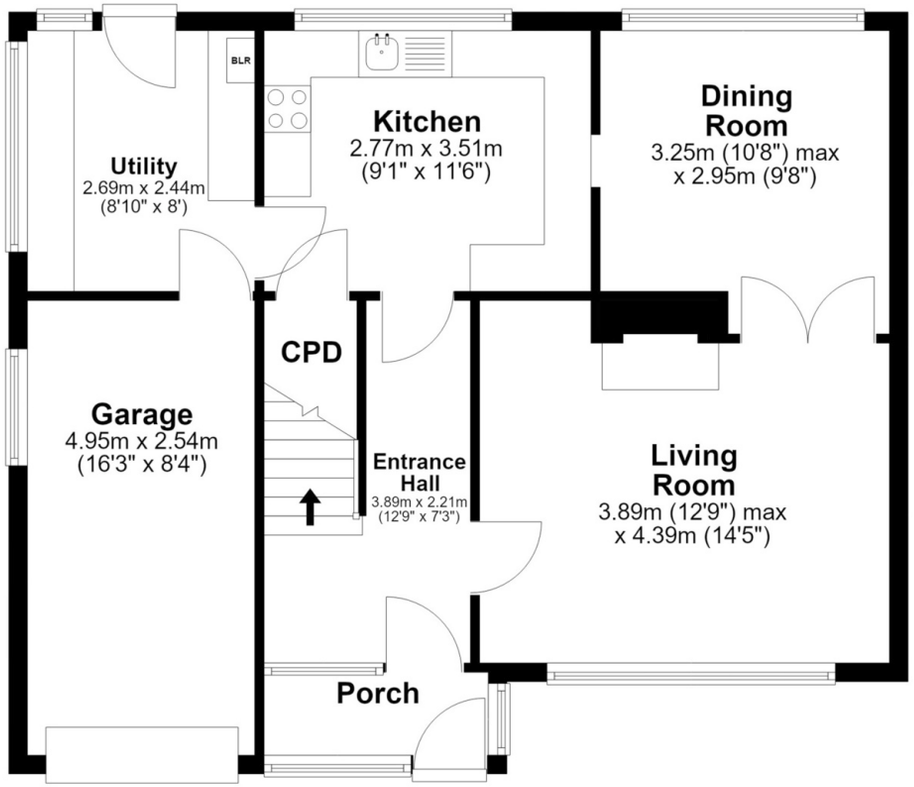
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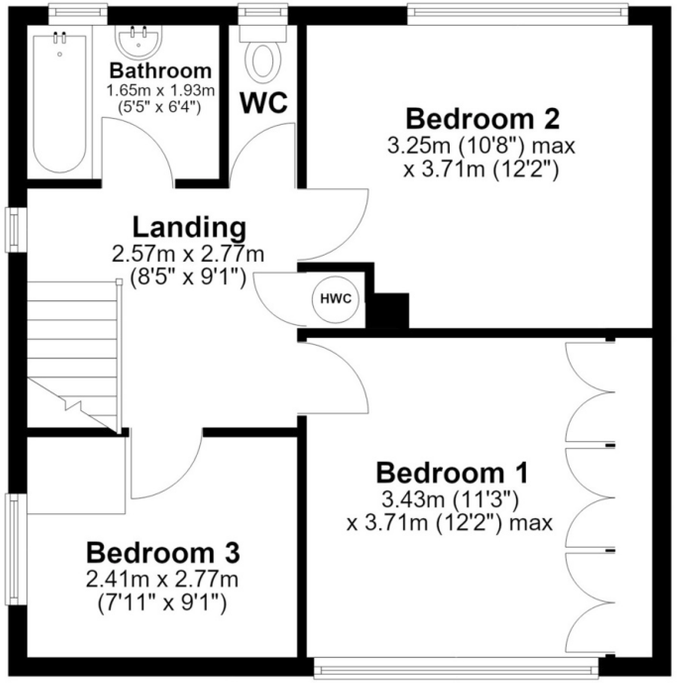
Ground Floor

Approx. 67.4 sq. metres (725.6 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



Total area: approx. 112.2 sq. metres (1207.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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