



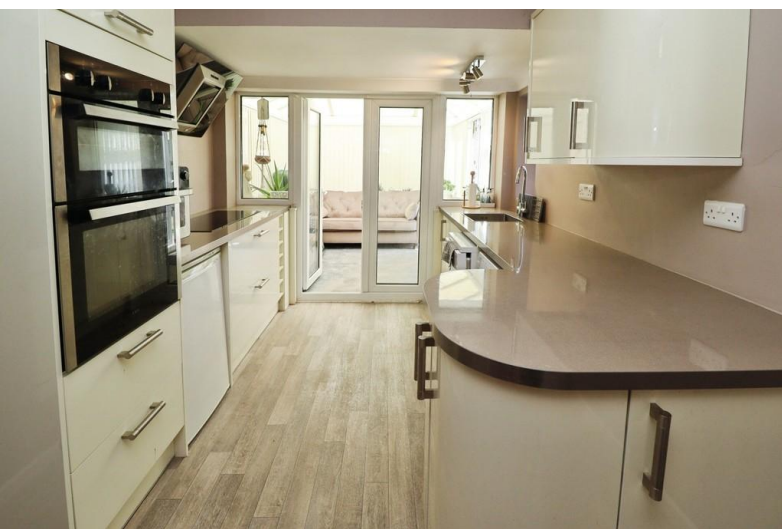
12 Sandra Crescent
Washingborough, LN4 1QZ

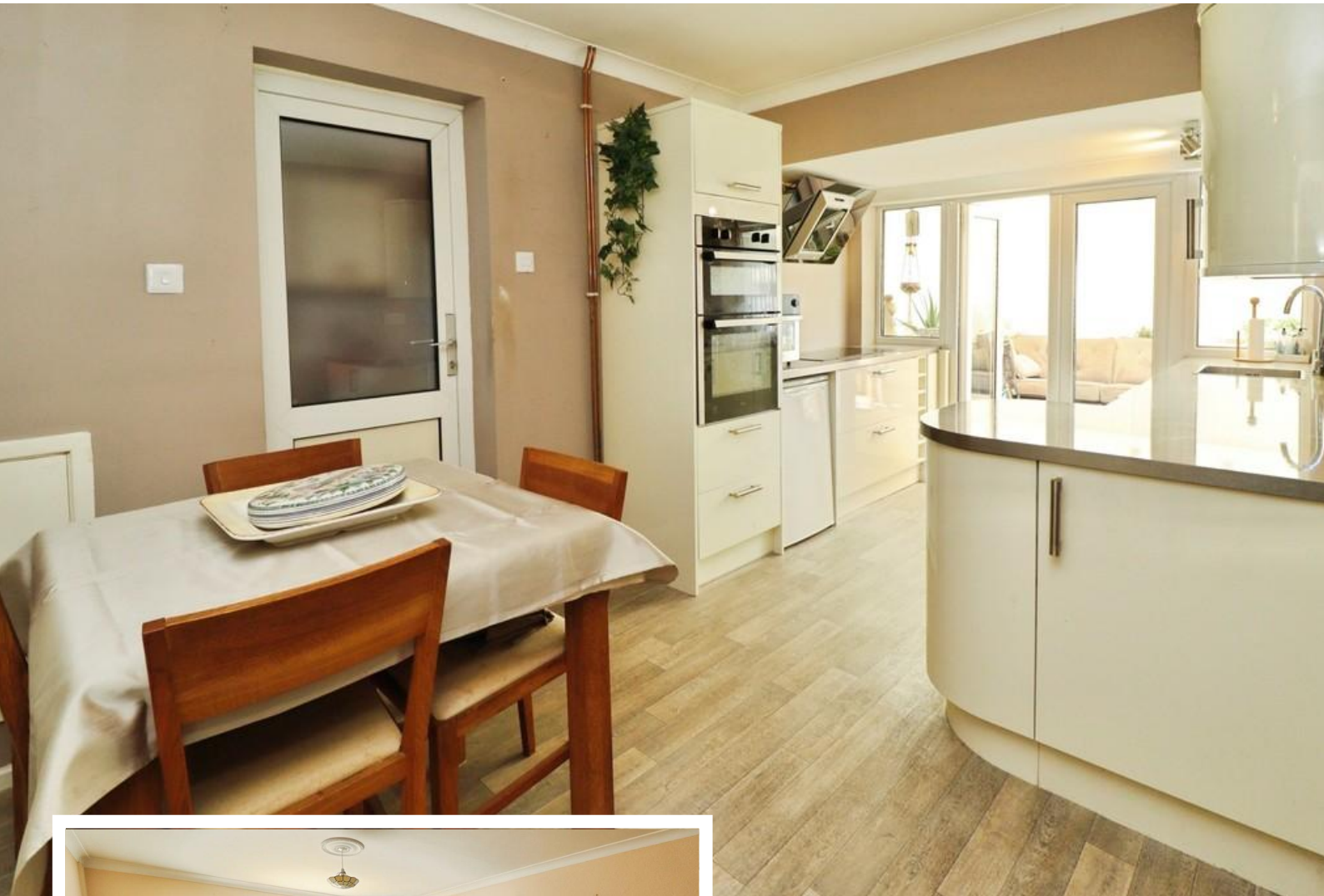


Book a Viewing!

£245,000

A spacious three bedroom detached bungalow situated within the popular and convenient village of Washingborough. The property has well presented accommodation comprising of porch, entrance hall, lounge, kitchen diner, side lobby, conservatory, three bedrooms and bathroom. Outside there is a low maintenance gravelled front garden, a block paved driveway and an enclosed rear garden. The property further benefits from a single garage in a block. Viewing highly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.



ACCOMODATION

PORCH

With double glazed window to the side aspect and tiled flooring.

HALL

With airing cupboard, radiator and laminate flooring.

LOUNGE

15' 4" x 13' 11" (4.68m x 4.26m) With double glazed windows to the front and side aspects, gas fire set within a feature fireplace and two radiators.

KITCHEN/DINER

18' 5" x 8' 4" (5.63m x 2.55m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, spaces for fridge, slimline dishwasher and washing machine, radiator and double glazed window to the side aspect.

SIDE LOBBY

With double glazed window to the front aspect, radiator, tiled flooring and door to the rear garden.

CONSERVATORY

9' 4" x 8' 7" (2.85m x 2.64m) With double glazed French doors to the rear garden.

BEDROOM 1

11' 11" x 11' 10" (3.64m x 3.62m) With double glazed window to the front aspect and radiator.

BEDROOM 2

12' 5" x 8' 10" (3.81m x 2.71m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

8' 8" x 6' 11" (2.65m x 2.12m) With double glazed window to the rear aspect and radiator.

BATHROOM

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

OUTSIDE

To the front of the property there is a gravelled garden and a block paved driveway providing off-street parking for multiple vehicles. There is a single garage in a block, accessed via Cranbourne Mews. To the rear there is an enclosed garden laid mainly to lawn with a patio seating area, mature shrubs, flowerbeds and garden shed.





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

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 – HOW WE MAY REFER YOU TO

Sills & Bletteridge, Ringrose Law LLP, 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.

CWH, J Water 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.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey/MR RICS.

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

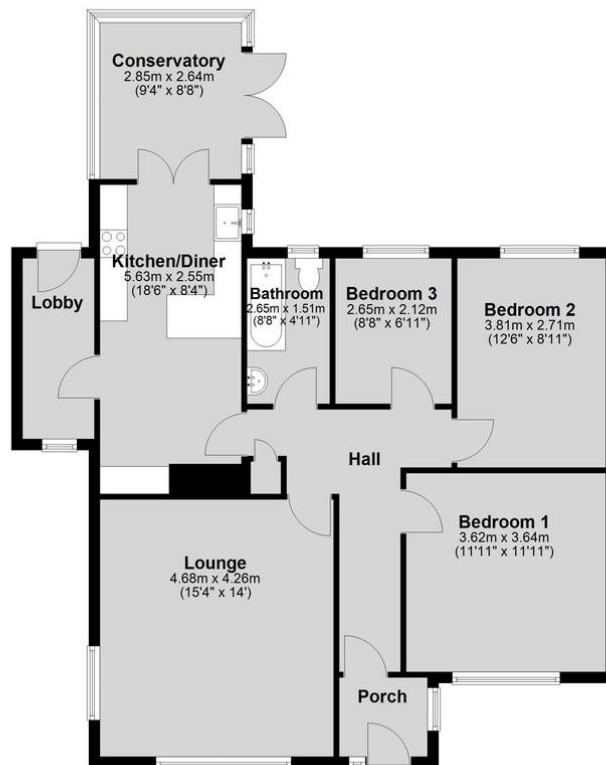
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given the fact that:

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 on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 94.6 sq. metres (1017.9 sq. feet)



Total area: approx. 94.6 sq. metres (1017.9 sq. feet)

sales particulars, they are for guidance purposes only. All measurements are approximate 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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