



**67 Main Road**

Washingborough, Lincoln, LN4 1AU



Book a Viewing!

**£175,000**

A charming two bedroom cottage situated in the heart of the highly sought after village of Washingborough, beautifully renovated throughout to combine modern finishes with an abundance of character and charm. The immaculate living accommodation comprises of an Entrance Hall, cosy Lounge with log burner, stylish refitted Kitchen and a First Floor Landing leading to two Bedrooms and a four piece Bathroom suite. Outside, the property enjoys an enclosed courtyard garden ideal for relaxing, together with the added benefit of an allocated parking space. Viewing is highly recommended to fully appreciate the quality and standard of accommodation on offer and the comprehensive renovation that has been carried out.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – A.**

**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.



#### ENTRANCE HALL

With composite entrance door, staircase to the first floor and laminate flooring.

#### LOUNGE

14' 6" x 9' 6" (4.43m x 2.92m) With double glazed window to the front aspect, log burner, under stairs storage cupboard, laminate flooring and radiator.

#### KITCHEN

8' 3" x 7' 1" (2.54m x 2.17m) Recently refitted with a stylish range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, electric oven, gas hob, spaces for washing machine and fridge freezer, tiled splashbacks, laminate flooring, radiator, double glazed windows to the side and rear aspects and door to the rear garden.

#### FIRST FLOOR LANDING

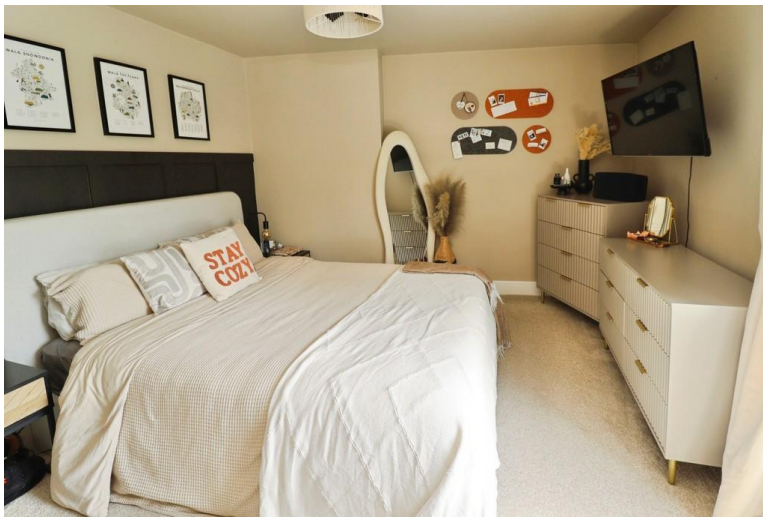
With access to the part boarded loft space.

#### BEDROOM 1

10' 8" x 10' 3" (3.27m x 3.14m) With double glazed window to the front aspect, fitted wardrobe, over stairs storage cupboard and radiator.

#### BEDROOM 2

10' 1" x 6' 3" (3.09m x 1.93m) With double glazed window to the rear aspect and radiator.

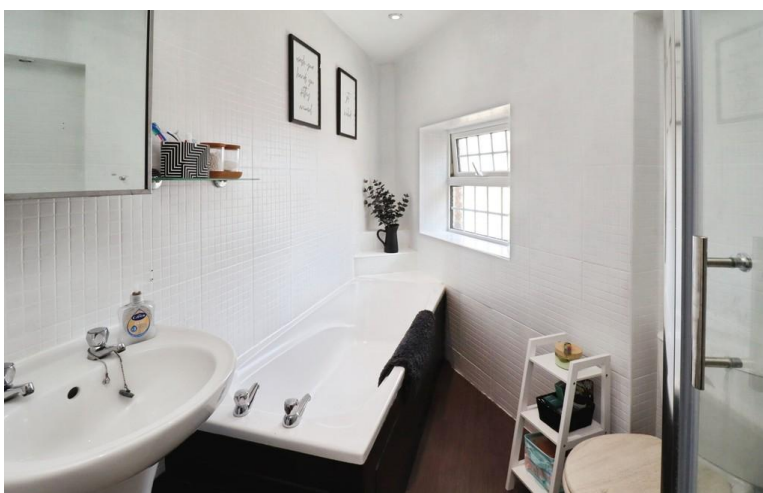


#### BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle with rainfall shower head, close coupled WC and pedestal wash hand basin, tiled splashbacks, airing cupboard housing the gas fired central heating boiler, shaver point, towel radiator and double glazed window to the side aspect.

#### OUTSIDE

To the rear of the property there is a low maintenance enclosed courtyard garden with shed. The property also benefits from an off road parking space.





**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](http://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 – WHO WE MAY REFER YOU TO**

SMS & Betteridge, 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 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.

**BUYING YOUR HOME**

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 556088 and ask for Steven Spivey 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**

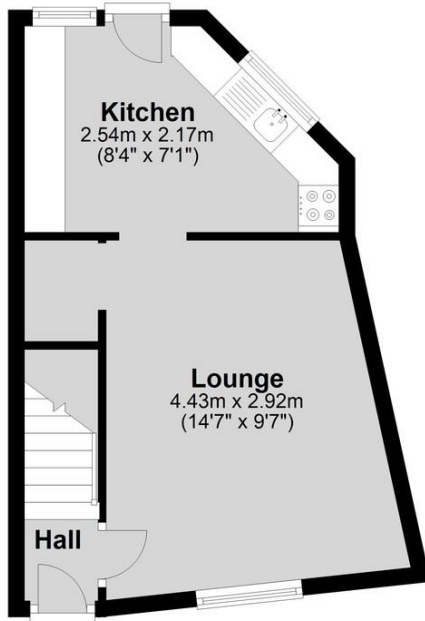
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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

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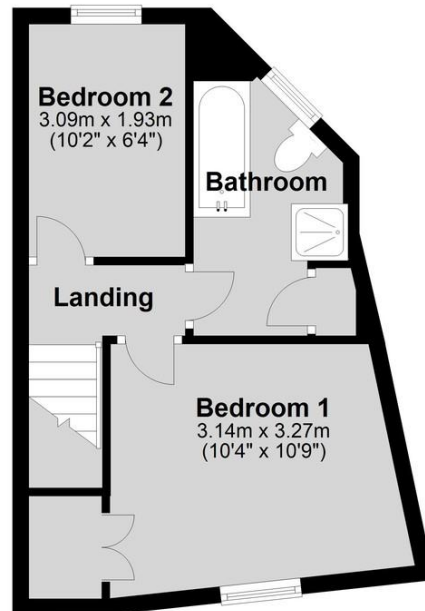
**Ground Floor**

Approx. 27.4 sq. metres (294.7 sq. feet)



**First Floor**

Approx. 27.8 sq. metres (299.7 sq. feet)



Total area: approx. 55.2 sq. metres (594.4 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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

