



28 Queensway

Potterhanworth, Lincoln, LN4 2EA



Book a Viewing!

£220,000

Situated in the pretty village of Potterhanworth, a fully renovated 3 bedroom semi detached house. The property has undergone a comprehensive programme of renovations by the current owner and has immaculate accommodation comprising of hall, lounge with log burner, newly fitted kitchen diner, side porch with store room, utility room/WC and first floor landing leading to three bedrooms and newly fitted family bathroom. Outside there is a front garden with gravelled driveway for multiple vehicles, and a generous enclosed mature rear garden. Viewing of this stunning home is highly recommended.





SERVICES

Mains water, electric and drainage. Oil fired central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Potterhanworth is a small village situated seven miles to the South-East of the historic Cathedral and University City of Lincoln, just off the B1188 Lincoln to Sleaford Road. There is a local village church, public house, primary school and memorial hall. Nocton Community Primary and Branston Community Academy are also in close proximity. Washingborough benefits from The Ferry Boat public house, the well-known Washingborough Hall Hotel and fine dining Restaurant, shops, primary school and a variety of other amenities.





HALL

With staircase to the first floor, double glazed window to the side aspect, premium wood effect vinyl flooring and radiator.

LOUNGE

12' 7" x 12' 6" (3.86m x 3.83m) With log burner set within a feature fireplace, double glazed window to the front aspect, laminate flooring and radiator.

KITCHEN/DINER

18' 10" x 9' 3" (5.75m x 2.82m) Newly fitted with a modern range of wall and base units with work surfaces over, electric oven and hob with extractor fan over, stainless steel 1.5 bowl sink with side drainer and mixer tap over, spaces for a fridge freezer, and dishwasher, tiled splashbacks, premium wood effect vinyl flooring, spotlights, two double glazed windows to the rear aspect, under stairs storage cupboard and radiator.



SIDE PORCH

With doors to the front aspect and rear garden and store room.

UTILITY/WC

With close coupled WC, spaces for washing machine and tumble dryer, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, tiled flooring and double glazed window to the rear aspect.



FIRST FLOOR LANDING

With airing cupboard and double glazed window to the side aspect.

BEDROOM 1

13' 5" x 10' 0" (4.09m x 3.07m) With double glazed window to the front aspect and radiator.

BEDROOM 2

11' 2" x 8' 9" (3.41m x 2.68m) With double glazed window to the rear aspect, storage cupboard, exposed floorboards and radiator.



BEDROOM 3

8' 9" x 7' 11" (2.67m x 2.42m) With double glazed window to the front aspect, overstairs storage cupboard, exposed floorboards and radiator.

BATHROOM

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



OUTSIDE

To the front of the property there is a lawned garden with mature flowerbeds. There is a large gravelled driveway providing off street parking for multiple vehicles. To the rear there is a large enclosed garden laid mainly to lawn with mature borders and flower beds, shrubs, trees and a pond and gated access to the park behind.

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 – WHO WE MAY REFER YOU TO

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 Calum 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 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

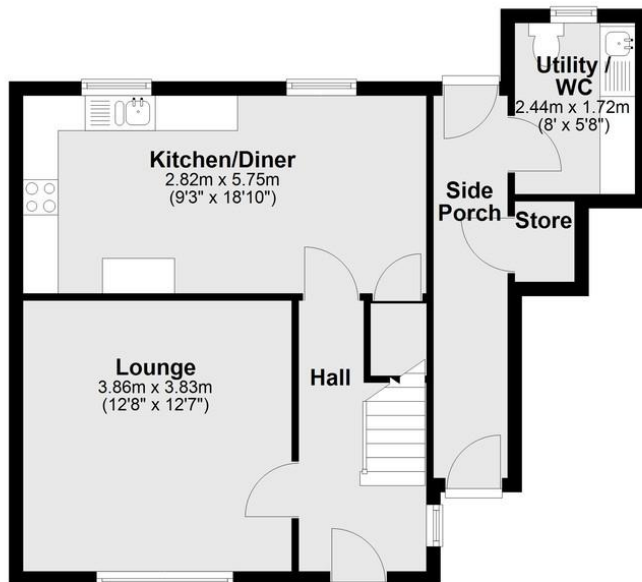
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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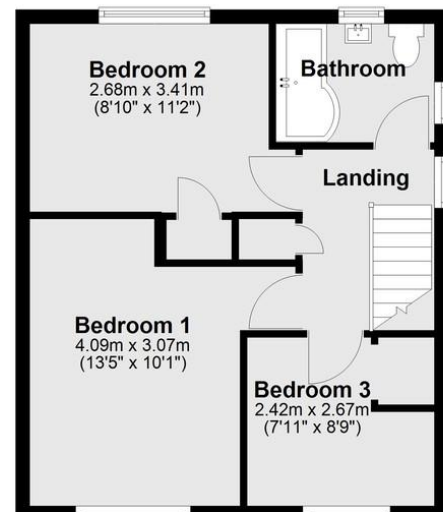
Ground Floor

Approx. 50.7 sq. metres (546.3 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



Total area: approx. 90.7 sq. metres (976.6 sq. feet)

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 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.

