



Alabala Close, Washingborough, Lincoln, LN4 1SD

welcome to

Alabala Close, Washingborough, Lincoln

A fantastic opportunity to purchase the freehold for these two well presented ground and first floor flats located within the well serviced village of Washingborough. Boasting allocated parking, open plan living and double bedrooms.



Ground Floor Flat

Entrance Hall

With front door and radiator.

Kitchen / Living Space

13' 6" x 17' 2" (4.11m x 5.23m)

With two double glazed windows to the rear, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, space for washing machine, stainless steel oven, electric hob, space for fridge freezer, inset ceiling lights and radiator.

Bedroom One

12' 1" x 8' 10" (3.68m x 2.69m)

With double glazed window to the side and radiator.

Bedroom Two

12' 2" x 8' 9" (3.71m x 2.67m)

With double glazed window to the side and radiator.

Bathroom

With wc, wash hand basin, extractor fan, bath with wall mounted shower and fitted screen, radiator, tiling to the walls and inset ceiling lights.

First Floor Flat

Entrance Hall

With front door, stairs rising to first floor, radiator and loft access point.

Kitchen / Living Space

17' 2" max x 13' 6" max (5.23m max x 4.11m max)

With two double glazed windows to the rear, a modern fitted kitchen in a range of wall and base units with work surfaces, stainless steel sink and drainer, stainless steel oven, electric hob with stainless steel cooker hood over, space for fridge freezer, space for washing machine, cupboard housing wall mounted gas central heating boiler, inset ceiling lights and radiator.

Bedroom One

8' 10" x 12' 2" (2.69m x 3.71m)

With double glazed window to the side and radiator.

Bedroom Two

8' 10" x 12' 1" (2.69m x 3.68m)

With double glazed window to the side and radiator.

Bathroom

With wc, wash hand basin, extractor fan, bath with wall mounted shower and fitted screen, tiling to the walls, inset ceiling lights and radiator.



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Alabala Close, Washingborough Lincoln

- ** ATTENTION INVESTORS **
- GROUND FLOOR & FIRST FLOOR FLATS
- TWO DOUBLE BEDROOMS PER FLAT
- OPEN PLAN KITCHEN / LIVING SPACES
- ALLOCATED PARKING

Tenure: Freehold

EPC Rating: B

Council Tax Band: A

£280,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
LCR123336 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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