



Park Lane, Washingborough



£190,000

- Detached Bungalow
- Three Bedroom
- NO ONWARD CHAIN
- In Need of Renovation
- Popular Village Location
- GCH & uPVC Double Glazing
- Tenure: Freehold
- EPC Rating D



Three Bedroom Detached Bungalow, situated on the ever-popular Park Lane in the sought-after village of Washingborough. Perfectly positioned within walking distance of a wide range of village amenities, including a Co-op supermarket, Post Office, pharmacy, medical centre, takeaways, traditional village pubs, and regular bus services into Lincoln. The property is also close to well-regarded schools, leisure facilities, and the scenic Water Rail Way

The property is in need of modernisation thorough out and is being sold with NO ONWARD CHAIN.

The accomondation on offer comprises Entrance Hall, Kitchen, Lounge, Dining Room, Bathroom, WC and Three Bedrooms. Externally The property offers a lawned garden, driveway and detached single garage to the front. To the rear of the property there is a lawned garden and patio.

Entrance Hall

With entrance door and storage cupboard.

Lounge

19'6" x 12'9" (5.9m x 3.9m)

With a window to the front aspect and radiator.



Dining Room

9'8" x 8'3" (2.9m x 2.5m)

With a window to the rear aspect and radiator.

Kitchen

11'6" x 9'4" (3.5m x 2.8m)

With a door leading to the the rear garden. Fitted wit a range of wall and base units with worktops over, sink with drainer unit and radiator.

Bedroom One

12'7" x 10'4" (3.8m x 3.1m)

With a window to the front aspect and radiator.

Bedroom Two

14'0" x 8'9" (4.3m x 2.7m)

With a window to the rear aspect and radiator.

Bedroom Three

8'3" x 7'1" (2.5m x 2.2m)

With a window to the front aspect and radiator.

Bathroom

With a window to the rear aspect, panelled bath with shower over, wash hand basin and radiator.

WC

With a window to the rear aspect, low level wc and radiator.

Garage

17'0" x 8'0" (5.2m x 2.4m)

With an up and over door, personal door, power and lighting.

Outside

To the front of the property there is lawned garden, driveway and single detached garage. To the rear of the property there is an enclosed lawned garden with patio area.



Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan



PARK LANE, WASHINGBOROUGH, LN4 1DE

TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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