



Thurlby Close, Washingborough Lincoln LN4 1HG

welcome to

Thurlby Close, Washingborough Lincoln

This spacious detached bungalow is situated on a generous plot close to local amenities within the sought after village of Washingborough. Benefiting from no onward chain, three generous bedrooms, ample driveway parking, integral garage and low maintenance rear garden.



Located on a quiet cul-de-sac within the sought after and well-serviced village of Washingborough, this spacious detached bungalow benefits from local access to a wide range of amenities such as shops, eateries, public houses, parks and a doctors surgery as well as transport links nearby.

The property in brief comprises: entrance hall, spacious lounge/diner with feature fireplace, fitted kitchen, utility room, three bedrooms, shower room, separate WC, conservatory and integral garage with inspection pit, power and light.

Outside, this property benefits from a spacious driveway to the front providing off road parking for multiple vehicles and access to the garage. To the rear is a fully enclosed, low maintenance garden which is mainly paved and graveled.

AGENTS NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Entrance Hall

Lounge / Dining Room

Kitchen

Office Space / Storage

Bathroom

Separate Wc

Conservatory

Bedroom One

Bedroom Two

Bedroom Three

Garage

Outside



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welcome to

Thurlby Close, Washingborough Lincoln

- THREE BEDROOM DETACHED BUNGALOW
- QUIET CUL-DE-SAC LOCATION IN POPULAR VILLAGE
- INTEGRAL GARAGE
- LOW MAINTENANCE REAR GARDEN
- DRIVEWAY PROVIDING AMPLE PARKING

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124657 - 0005

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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