





- Spacious Detached Bungalow
- Modern Bathroom Suite
- Open Plan Kitchen/Diner
- Generous Rear Garden
- Four Bedrooms
- Converted Garage (currently used as hair salon)
- Parking For Multiple Vehicles
- Popular Village Location

Lee Avenue, Washingborough, LN4 1RX
Offers Over £300,000

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Starkey&Brown are delighted to offer for sale this four-bedroom detached bungalow, ideally positioned on Lee Avenue within the popular village of Washingborough. Having been thoughtfully upgraded by the current owners over recent years, this spacious home offers generous and versatile living throughout, whilst occupying a particularly generous plot with excellent outside space.

The property is approached via a welcoming entrance hall, which leads into the heart of the home - an impressive open-plan kitchen diner measuring approximately 25ft in length. The kitchen is fitted with a range of integrated appliances and provides an excellent amount of workspace, whilst the generous dining area offers ample room for entertaining, making this a fantastic sociable space for modern family life. There is a separate living room positioned to the rear of the property, enjoying a pleasant outlook over the garden and benefiting from French doors opening directly onto the rear garden. Also positioned to the rear is a further bedroom, featuring dual-aspect windows which allow plenty of natural light into the room. The property offers four well-proportioned bedrooms in total, with the remaining three bedrooms positioned towards the front and side of the property, providing excellent flexibility for family living, guests or those requiring space to work from home. There is also a useful separate utility area and a modern three-piece suite family bathroom.

A particularly versatile feature is the property's converted garage, which is currently being utilised as a hair salon. The space could readily be converted back to its original use as a garage if required, or alternatively provides an excellent opportunity for the next owner to create a home office, gym, studio, workshop or other space to suit their individual needs. The room benefits from full power, electricity and water, further enhancing its versatility.

Outside, the property occupies a generous plot with a private and particularly attractive rear garden. The garden offers a variety of areas for both relaxation and entertaining, including a pergola, patio seating area, lawn and decking, creating a versatile outdoor space to enjoy throughout the year. To the front, a block-paved driveway provides ample off-street parking for multiple vehicles, whilst the former garage also provides additional storage space.

The property further benefits from solar panels, adding an appealing energy-efficiency feature to this already well-upgraded home. Washingborough is a highly regarded village situated just east of Lincoln, offering an excellent range of everyday amenities including local shops, supermarkets, primary schooling, a doctor's surgery, pharmacy and village facilities. The village is particularly popular with families and those seeking a community atmosphere, whilst being conveniently positioned for Lincoln city centre. The surrounding countryside and nearby River Witham also provide excellent opportunities for walking and outdoor activities.

Council tax band: C. Freehold.





Access through uPVC composite door leading to:

Hall
Integral access to garage and access to:

Kitchen Diner
25' 1" x 14' 2" (7.64m x 4.31m)

Kitchen Area
Range of matching base and wall units with countertops, integrated appliances include an electric oven, a dishwasher, bin storage, 4-ring electric hob with an overhead extractor fan, space and plumbing for a washing machine, stainless steel sink with mixer tap, space for a fridge freezer, a uPVC door leading to the rear, a uPVC double-glazed window to the side aspect, tiled flooring, kitchen island with additional storage with space for breakfast stools with 3-piece light fitting.

Dining Area
Ample space for a dining table, tiled flooring, a uPVC double-glazed window to the rear aspect and a radiator. Leading to:

Living Room
14' 1" x 11' 9" (4.29m x 3.58m)
Having uPVC double-glazed French doors leading to the rear aspect, carpeted, a radiator, and recently fitted panelling and a media wall with storage.

Bedroom 1
12' 0" x 10' 10" (3.65m x 3.30m)
Having a uPVC double-glazed window to the front aspect, carpeted, and a radiator.

Bedroom 2
12' 0" x 9' 1" (3.65m x 2.77m)
Having a uPVC double-glazed window to the front aspect and a radiator.

Bedroom 3
9' 2" x 7' 11" (2.79m x 2.41m)
Having a uPVC double-glazed window to the side aspect, carpeted, and a radiator.

Bedroom 4
11' 9" x 10' 0" (3.58m x 3.05m)
Access from the living space and having a uPVC double-glazed window to the front and side aspects, carpeted, and a radiator.

Utility Area
Accessed from the kitchen diner. Space for a tumble dryer, boiler (approximately 5 years old and serviced annually), tiled flooring, loft access (mostly boarded, with new insulation added), and a radiator.

Bathroom
Three-piece suite comprising panelled bath with an overhead shower, wash hand basin with understorage, low-level WC, built-in storage, tiled walls, a uPVC double-glazed window to the side aspect, chrome radiator towel rail and tiled flooring.

Garage
15' 5" x 8' 8" (4.70m x 2.64m)
Power and lighting, water source. Currently being used as a hair salon. We have been advised that this can be converted back into a garage.

Outside Front
Block paved driveway for multiple vehicles. Part of the former garage for storage and a carport.

Outside Rear
Pergola over the patio seating area, a lawned area, a summer house, pond (can be removed or as part of the sale), a decking area, fully fenced surround, plants and borders. Side access for bins.

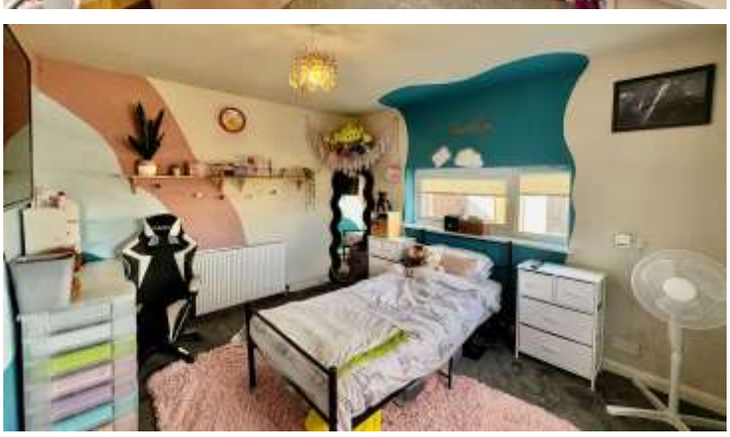
Agents Note
There are 10 solar panels that are leased. Awaiting further information from the seller.





















GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.





In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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