



## 10 Barn Owl Way

Washingborough, Lincoln, LN4 1BS

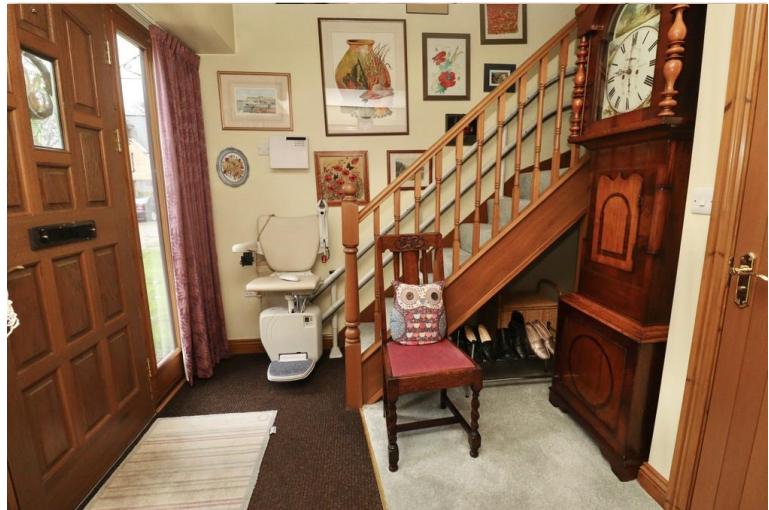


Book a Viewing!

**£265,000**

Situated within the ever popular village of Washingborough, this beautifully presented and deceptively spacious Two Bedroom Barn Conversion effortlessly blends contemporary living with retained character features throughout. The thoughtfully arranged accommodation briefly comprises of a welcoming Entrance Hall, downstairs Cloakroom/WC, an attractive Lounge/Diner, a well appointed Kitchen and a light filled Sun Room. To the First Floor are two generous Bedrooms, both benefiting from fitted wardrobes, with the principal bedroom enjoying a stylish En-suite, alongside a Modern Family Bathroom. Externally, the property further benefits from a driveway providing two allocated parking spaces, together with well maintained front and rear gardens. Early and internal viewing is highly recommended to fully appreciate the quality, space and highly desirable village setting on offer. NO CHAIN.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The charming village of Washingborough is situated 4 miles South-East of the historic Cathedral City of Lincoln. Washingborough benefits from a mix of old and new properties, The Ferry Boat public house, the well-known Washingborough Hall Hotel and fine dining Restaurant, shops, primary school and a variety of other amenities, including the new Sainsbury's Superstore.

Washingborough proves popular with people searching for a pleasant village to live.



## ACCOMMODATION

### ENTRANCE HALL

With staircase to the first floor and radiator.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, chrome towel radiator and tiled splashbacks.

### LOUNGE/DINER

18' 1" x 7' 6 (max)" (5.52m x 2.29m) With four double glazed windows to the side and rear aspects, electric fire in a decorative fireplace, double glazed French doors to the sun room and two radiators.

### KITCHEN

11' 5" x 7' 8" (3.50m x 2.35m) Fitted with a range of wall and base units with work surfaces over, ceramic 1 1/2 bowl sink with side drainer and mixer tap over, integrated fridge freezer and washing machine, range cooker with extractor fan over, cupboard housing the gas fired central heating boiler, tiled flooring and splashbacks and double glazed window to the rear aspect.

### SUN ROOM

13' 3" x 8' 7" (4.05m x 2.62 m) With double glazed French doors to the rear garden, wall lights and tiled flooring.

### FIRST FLOOR LANDING

With double glazed window to the front aspect, airing cupboard and radiator.

### BEDROOM 1

17' 3 (max)" x 10' 2" (5.26m x 3.10m) With double glazed window to the side and rear aspect, a range of fitted wardrobes, dressing table and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of a shower cubicle, wash hand basin and close coupled WC, part tiled walls, chrome towel radiator and spotlights.

### BEDROOM 2

17' 0 (max)" x 7' 7" (5.18m x 2.33m) With double glazed window to the front and side aspects, fitted wardrobes, chest of drawers, storage cupboard and radiator.

### BATHROOM

Fitted with a three piece suite comprising of a panelled bath, pedestal wash hand basin and close coupled WC, part tiled walls, chrome towel radiator and spotlights.

### OUTSIDE

To the front of the property there are two allocated parking spaces and a lawned garden with decorative shrubs and flowerbeds. To the side of the property there is a path, flowerbeds and garden shed. The rear garden is mainly laid to lawn with a patio seating area and mature shrubs.





#### WEBSITE

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#### 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 & Co., Taylor Rose, 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.

CWHL Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them we will receive a referral fee of up to £125.

Mundys Financial Services who 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 roughly 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.

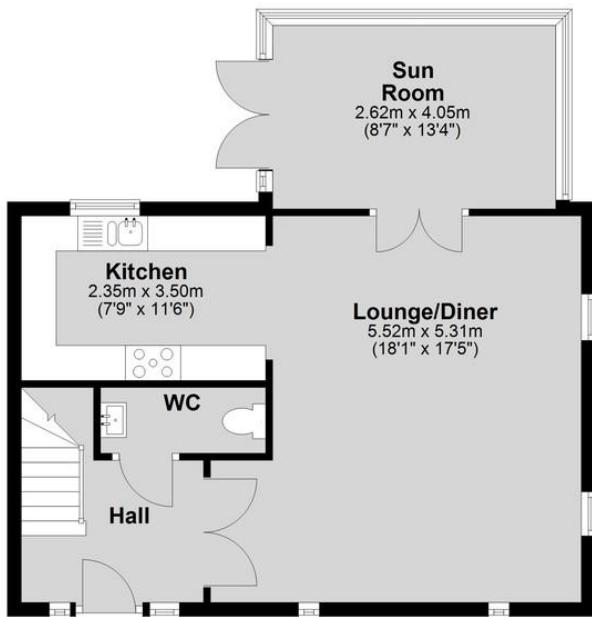
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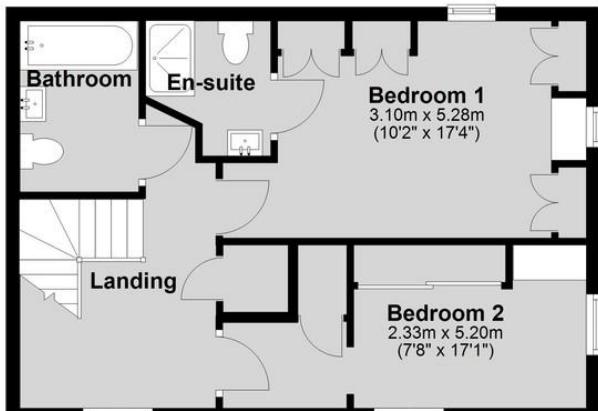
### Ground Floor

Approx. 56.2 sq. metres (605.2 sq. feet)



### First Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



Total area: approx. 101.3 sq. metres (1090.3 sq. feet)

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.

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