



24 Park Lane
Washingborough, Lincoln. LN4 1DA

BELL



24 Park Lane Washingborough

NO CHAIN!

This is a three bedroom detached house, situated in the popular village of Washingborough with good size well enclosed grounds to the rear, front garden and driveway, integral garage and separate garage to rear.

The accommodation would benefit from a scheme of refurbishment/update.

ACCOMMODATION

Entrance Lobby with double glazed sliding panel front entrance door, and tiled floor. uPVC obscure double glazed panels. Main entrance door through to:

Entrance Hall with staircase up to first floor, small built-in under stairs storage cupboard, coving, radiator and wall light fitting.

Sitting Room with a very pleasant north westerly outlook from the bay window over the front garden and driveway entrance; fireplace with fitted gas fire set on a tiled hearth, coving, radiator and wall light fittings.

Lounge having a westerly outlook over the front garden; fireplace with fitted gas fire and accompanying stone featuring with marble style hearth, coving, two radiators and wall light fittings.

Dining Kitchen having an appealing outlook over the rear garden to the southeast; a comprehensive range of units comprising; single drainer one and a half bowl sink unit with cupboard space beneath and small area fitted work surface to one side, drawer and cupboard space below with wall cupboard unit above.





Further area of fitted surface with four gas hob to inset and concealed cooker hood with accompanying wall cupboard space above. To one corner there is a built-in oven/grill with cupboard space above and beneath. Tiled splashback to work surface areas, pine panel ceiling, tiled floor and ceiling spotlight fittings. Doorway through to side entrance lobby and to:

Utility Room with a view of the garden, central heating boiler to one corner and tiled floor.

Rear Entrance Lobby with pine panel ceiling. uPVC obscure double glazed rear entrance door to garden, doors to integral garage and:

Cloakroom with wash hand basin inset to vanity top with toiletry cupboard space below, low level WC, pine panel ceiling, tiling to all walls to at least dado rail height and radiator.

Landing with a very pleasant north westerly outlook down over the front garden beyond Park Lane to neighbouring homes; built in airing cupboard containing the insulated hot water cylinder with immersion heater, access to roof space, coving and wall light fitting.

Bedroom with a very pleasing north westerly outlook over the front of the property and beyond into Park Lane; coving and radiator.

Family Bathroom comprising; panel bath with Mira Sport shower fitting and shower screen above, wash hand basin with toiletry cupboard space below and low level WC. Wall mounted medicine cabinet, tiling to all walls to at least dado rail height, coving and radiator.

Bedroom having a south easterly outlook down over the well enclosed garden; built in shower cubicle to one corner with Aqua shower fitting, accompanying wall tiling to full height and radiator.

Bedroom with view over the front garden; radiator.





OUTSIDE

This attractive house stands in a prominent location on a corner plot at the junction of Park Lane and Park Crescent. The property is approached from the roadside across an apron which leads to the formal block paved driveway providing ample parking to the front of the house as well as access to **Integral Garage** with electric up and over door, service door to the rear entrance lobby of the house and Mezzanine storage area.

There is a low wall to the road frontage and the garden itself has been predominantly laid to lawn to the eastern and western boundaries.

There is access down both the eastern and western elevations through to the garden which is surprisingly private with mature hedging and fencing as appropriate. The garden is predominantly laid to lawn with to the rear an additional **Detached Garage** with up and over door, service door to rear garden. A driveway runs off from Park Crescent providing appropriate parking, a useful garden light fitting and water tap.

North Kesteven District Council – Tax band: D

ENERGY PERFORMANCE RATING: E

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

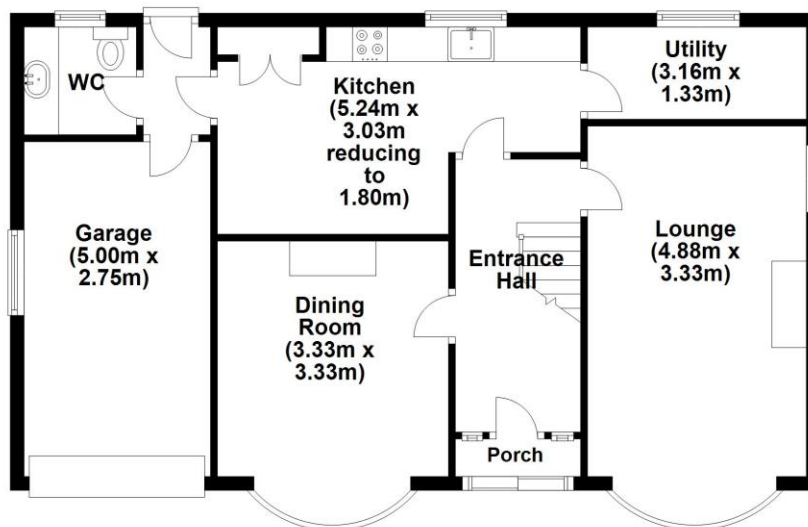
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Brochure prepared 3.1.2025



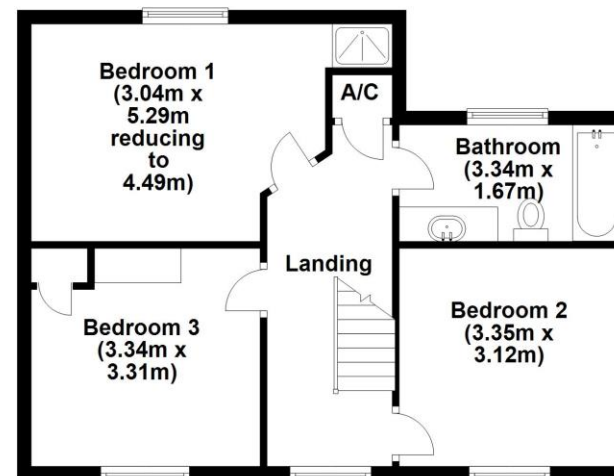
Ground Floor

Approx. 74.4 sq. metres (800.4 sq. feet)



First Floor

Approx. 49.8 sq. metres (535.6 sq. feet)



Total area: approx. 124.1 sq. metres (1336.1 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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