



- NO ONWARD CHAIN
- Semi-Detached Bungalow
- Two Bedrooms
- Lounge, Kitchen & Bathroom
- Modernisation Required
- Low Maintenance Garden
- Popular Village Location
- Local & Regular Bus Service To Lincoln

Willow Court, Washingborough, LN4 1AS
£139,950





Starkey & Brown are delighted to represent for sale this semi-detached two-bedroom bungalow, ideally located in the popular village of Washingborough. Offering the perfect blend of low-maintenance and convenient living, this property is available with no onward chain, making it an excellent opportunity for a swift and hassle-free move. The home is well-proportioned throughout, featuring a comfortable master bedroom measuring 11' 11" x 11' 0", alongside a welcoming living space of 12' 3" x 11' 1". The heart of the home includes a modern kitchen measuring 11' 5" x 6' 2", complete with a range of eye and base-level units, dedicated space and plumbing for your appliances, and an integrated oven with a gas hob. To the rear, the garden is designed for complete low maintenance, being predominantly paved and benefiting from a timber-built garden shed alongside an external brick water source. Situated within the well-served village of Washingborough, the property is surrounded by a wealth of local amenities. Residents can take advantage of a regular bus service running directly to and from Lincoln City Centre, alongside a local Co-op food store, a pharmacy, and a doctors' surgery all situated nearby. Council tax band: A. Freehold.



Entrance Hall

An inviting entrance via the front door to the front aspect. This central hallway provides direct access to all main living spaces, both bedrooms, and the bathroom. It comes equipped with a practical built-in storage cupboard and houses a combination gas boiler (approximately 4 years old).

Living Space

12' 3" x 11' 1" (3.73m x 3.38m)

A bright and relaxing reception room featuring a uPVC double glazed window to the rear aspect, a single radiator, and access to the loft space. The loft space is accessed via a convenient pull-down ladder and features minimal boarding.

Kitchen

11' 5" x 6' 2" (3.48m x 1.88m)

Fitted with an excellent range of eye and base-level units with contrasting work surfaces over. The kitchen includes an integrated oven with a gas hob and an extractor unit above, alongside dedicated space and plumbing for free-standing appliances. Complete with a single radiator and a uPVC double glazed window to the rear aspect overlooking the garden.

Bedroom 1

11' 11" x 11' 10" (3.63m x 3.60m)

A generous master bedroom boasting a uPVC double-glazed window to the front aspect and a single radiator.

Bedroom 2

10' 5" x 8' 1" (3.17m x 2.46m)

A versatile second bedroom featuring a uPVC double-glazed window to the front aspect and a single radiator.

Bathroom

8' 1" max x 6' 9" (2.46m x 2.06m)

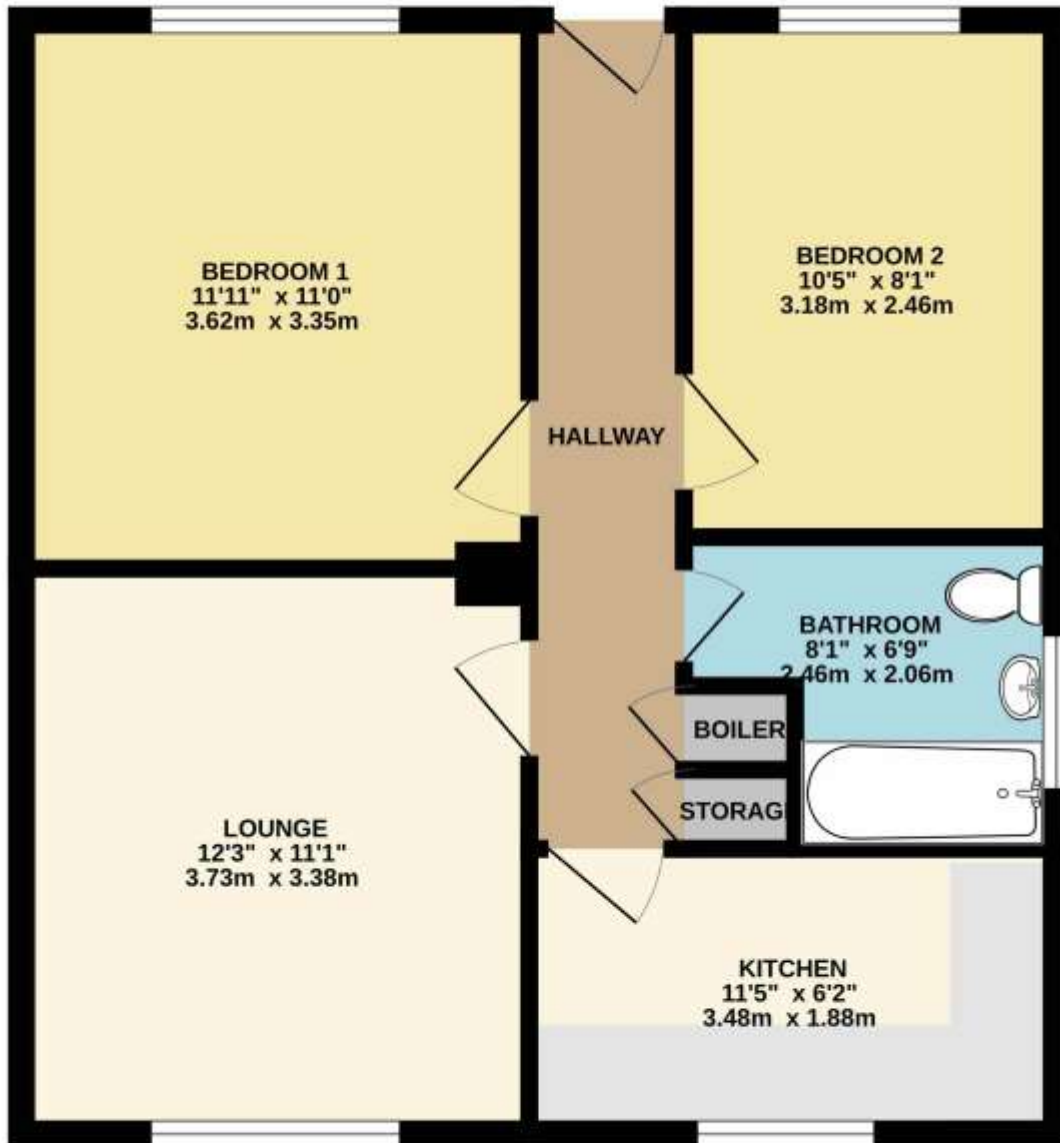
Three-piece suite comprising a panelled bathtub with a shower over and a tiled surround, a pedestal wash hand basin, and a low-level WC. The room also features a single radiator and a uPVC double-glazed window to the side aspect.

Outside

To the rear of the property is a private, low-maintenance garden that is predominantly paved, making it ideal for outdoor seating. The outdoor space is securely enclosed by fenced boundaries and includes a timber-built garden shed and a highly useful external brick water source. Secure access to the rear garden is provided via a side passage leading from the front of the property.



GROUND FLOOR
539 sq.ft. (50.1 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.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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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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