



2 Malvern Avenue
Washingborough, Lincoln. LN4 1EB





2 Malvern Avenue

Washingborough

2 Malvern Avenue is a detached south-facing bungalow situated in the popular village of Washingborough in close proximity to the City Centre.

The accommodation comprises; lobby, hallway, living/dining room, conservatory accessed via bedroom 2, kitchen, utility, two good size bedrooms and a wetroom style shower room. There are gardens to the front and rear, off street parking and a garage.

ACCOMMODATION

Lobby with carpeted floor and PVC cladded ceiling. There is access to the main hallway and to:

Utility Room with wooden door leading into the garage and sliding door to the rear garden. A range of base units with laminate work surface, space beneath for appliances, wood panel effect flooring.

Hallway fully carpeted with access to loft (partially boarded), double storage cupboard with shelving.

Kitchen having a range of fitted U-shaped units with light woodgrain doors, decorative leaded-glass display cupboards, double stainless steel sink with drainer inset to laminate work surface with space for undercounter appliances, freestanding gas cooker and central heating boiler. Fluorescent lighting strip, white tiled splash backs and sliding frosted glass panels opening to the dining area.

Master Bedroom with north-facing window; carpeted floor, radiator, coving. White panelled internal door.

Bedroom 2 with north-facing window plus full-height sliding door into the conservatory; carpeted floor, coving.





Wetroom having west-facing obscure glazed window; electric shower unit with riser rail, pedestal wash hand basin and low level WC. Part tiled walls and extractor vent.

Lounge being the main reception area positioned toward the south-facing front; having light grey carpet, decorative carved wooden fireplace surround with tiled inset and fitted gas fire with chrome and black finish, standing on small brass legs, tiled hearth and inset with a decorative floral border; pendant light fitting. Opens into:

Dining Area with east-facing window; carpeted floor, radiator. Frosted sliding glass panels connecting to the kitchen.

Conservatory having uPVC framing with opening windows providing views over the rear garden, polycarbonate roof with green vertical blinds on all windows; brick walls, carpeted floor and wall mounted scone light.

OUTSIDE

The property benefits from an attractive low-maintenance front south facing garden finished with decorative gravel/stone. A paved pathway leads from the driveway towards the front entrance.

The rear garden is north-facing, predominantly laid to lawn with paved seating area accessed from the conservatory which spans the rear elevation. The garden has timber fenced boundaries, a rainwater collection tank is positioned next to the garage wall.

North Kesteven District Council – Tax band: B

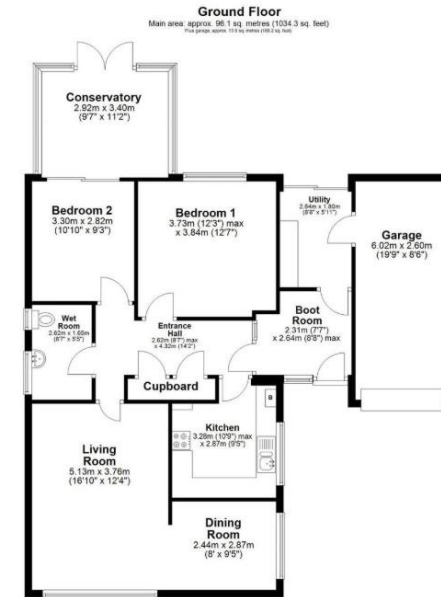
ENERGY PERFORMANCE RATING: D

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.

VIEWING: By arrangement with the agent's Lincoln Office
43 Silver Street, Lincoln. LN2 1EH.
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Brochure revised 15.12.2025





Main area: Approx. 96.1 sq. metres (1034.3 sq. feet)
Plus garage: approx. 15.6 sq. metres (168.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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2 Malvern Avenue, Washingborough

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