



King & Co.

8 OXFORD CLOSE, WASHINGBOROUGH
LINCOLN, LN4 1DT
GUIDE PRICE £480,000





Located in the well-served and sought-after village of Washingborough, this stunning 4/5-bedroom detached family home sits at the end of a quiet cul-de-sac. The extended property offers spacious and versatile accommodation over two floors. On the ground floor, there's a large, vaulted kitchen/dining/family area, a separate dining room, a bright living room, a downstairs WC and a rear porch. Upstairs, you'll find a master bedroom with ensuite, three further bedrooms, a family bathroom, and a study/single bedroom. Outside, the property boasts a beautiful mature wrap-around garden with multiple seating areas, an integral double garage and an EV charging point with extended cable. It also benefits from solar panels, generating an annual income of around £1,450 from the feed-in tariff. Viewing is highly recommended to fully appreciate the accommodation on offer.

Gas central heating + Solar

Double garage

EPC rating - B

Council tax band - D

Local Authority - North Kesteven District Council

Construction - Filled Cavity wall

Broadband: Superfast available

Mobile: Mobile coverage available



For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler and solar panels. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

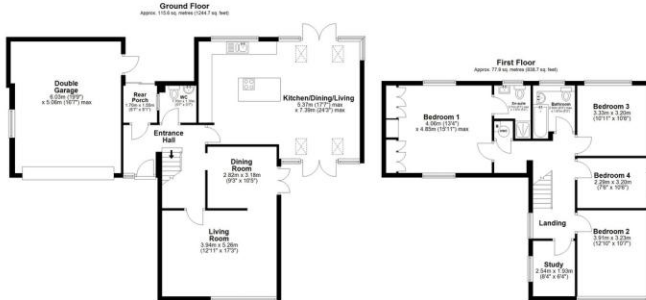
VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.





Total area: approx. 199.6 sq. metres (2093.4 sq. feet)
MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE, AND A CHECK SHOULD BE MADE AT THE PROPERTY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND FITTINGS MAY VARY FROM THE ABOVE. THE INFORMATION IS FOR GUIDANCE PURPOSES ONLY. THE INFORMATION IS FOR GUIDANCE PURPOSES ONLY. THE INFORMATION IS FOR GUIDANCE PURPOSES ONLY.
 8 Oxford Close, Washingborough



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM