



## 45a Lincoln Road

Washingborough, Lincoln, LN4 1EG



Book a Viewing!

**£150,000**

Situated in the highly desirable village of Washingborough, this larger than average, very bright and spacious well-presented first floor apartment offers a delightful blend of comfort and convenience with far reaching views. The property benefits from a private enclosed garden and shared off street parking for multiple vehicles, making it an ideal choice for both first time buyers and investors. The accommodation comprises of an entrance hall and stairs rising to a first floor landing leading to an inner hall, lounge/diner, kitchen, two bedrooms and a modern bathroom. With its attractive location and practical living space, viewings are strongly recommended to fully appreciate all that this property has to offer.



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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – A.

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

**TENURE** - Leasehold.

**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 and benefits from a convenient direct bus route into the City Centre. Washingborough offers a mix of old and new properties. The Ferry Boat public house, the well known Washingborough Hall Hotel and its fine dining restaurant, along with local shops, a primary school and a variety of other amenities. It remains a popular choice for those seeking a pleasant village lifestyle with easy access to Lincoln.



## ACCOMMODATION

### ENTRANCE HALL

Bright and freshly decorated with a shared storage cupboard and staircase leading to the first floor.

### FIRST FLOOR LANDING

With double glazed window to the front aspect.

### HALL

With radiator.

### LOUNGE/DINER

15' 0" x 12' 3" (4.59m x 3.74m) With two double glazed windows to the front aspect overlooking open fields and two radiators.



### KITCHEN

9' 6" x 9' 10" (2.91m x 3.01m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for fridge freezer and washing machine, recently refitted electric oven and hob with extractor fan over, tiled splashbacks and double glazed window to the side aspect.

### BEDROOM 1

12' 9" x 8' 4" (3.89m x 2.56m) With double glazed window to the rear aspect and radiator.



### BEDROOM 2

9' 10" x 9' 6" (3.02m x 2.91m) With double glazed window to the rear aspect and radiator.

### BATHROOM

7' 2" x 6' 3" (2.20m x 1.91m) Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin, close coupled WC, tiled walls and double glazed window to the side aspect.

### OUTSIDE

To the front of the property there is a block paved parking area, shared with the ground floor apartment, providing off street parking for multiple vehicles. To the rear of the property there is a private enclosed garden laid to lawn.



### LEASEHOLD INFORMATION

Length of Lease - 999 years from 1<sup>st</sup> January 2012  
Years Remaining on Lease - 985 years

Please note – 50% share of Freehold.

Further details can be arranged with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**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.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then 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 then 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**

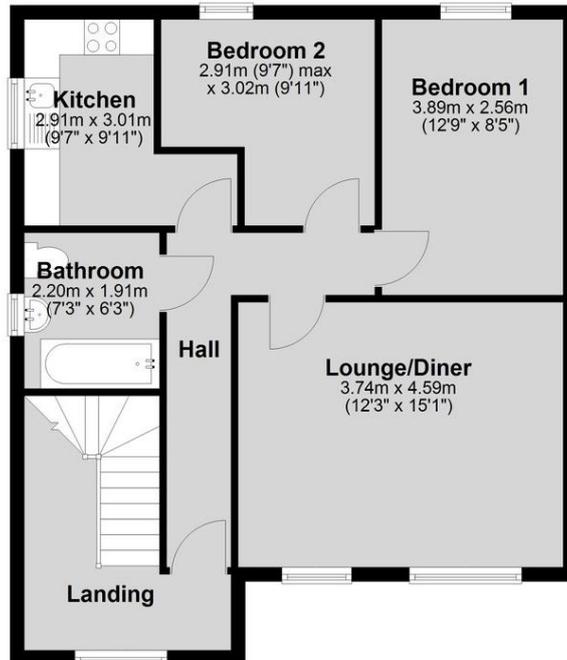
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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**First Floor**

Approx. 62.6 sq. metres (673.6 sq. feet)



Total area: approx. 62.6 sq. metres (673.6 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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.

