



8 Sandra Crescent
Washinborough, Lincoln. LN4 1QZ

BELL



8 Sandra Crescent Washingborough

NO ONWARD CHAIN!

8 Sandra Crescent is a three bedroom, detached bungalow, situated in the popular village of Washingborough. The property has been fully renovated and accommodation comprises; entrance hall, dual aspect good size lounge, dining kitchen, two double bedrooms, one single and family bathroom.

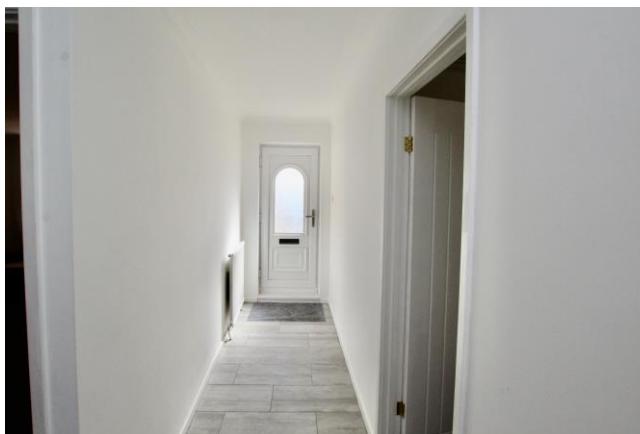
There is a brick outbuilding situated in the well enclosed rear garden with lawn and paved seating area, open paved frontage providing off street parking with dwarf brick wall to the corner.

ACCOMMODATION

Entrance Hall having uPVC obscure glazed front entrance door, tiled floor, access to loft space with loft ladder, built in storage cupboard and airing cupboard. Door to accommodation including:

Lounge of good proportions having uPVC double glazed windows to the front and side aspects, two radiators, fireplace with hearth suitable for an electric fire and coving.

Dining Kitchen a uPVC double glazed window overlooking the rear garden; a range of base, drawer and wall units, work surface area with stainless steel single drainer sink unit inset, space and plumbing for appliances, integral oven with four ring electric hob to surface and extractor unit over. Cupboard housing the electric meter and consumer unit, wall unit housing the Ideal gas central heating boiler. Tiled floor and splashbacks, ceiling spotlight fittings.



Bedroom 1 having uPVC double glazed window overlooking the front of the property; carpeted floor, built in wardrobe space, radiator and coving.

Bedroom 2 having uPVC double glazed window overlooking the rear garden; built in wardrobe space, carpeted floor, radiator and coving.

Bedroom 3 with uPVC double glazed window overlooking the rear garden; carpeted floor and radiator.

Bathroom having bathroom suite comprising; panel bath with Triton electric shower over, wash hand basin set to vanity unit with LED illuminate mirror above and low level WC. Tiled floor, wall tiling. Coving and extractor unit.

OUTSIDE

The frontage is mainly open with dwarf walling across one corner, paved to provide a parking space, with gravel area. There is a pedestrian gateway leading to the rear.

The rear garden is mainly laid to lawn with paved seating area, having a good size brick **Outbuilding** with up and over door, personnel door, power and light.

North Kesteven District Council – Tax band: C

ENERGY PERFORMANCE RATING: D

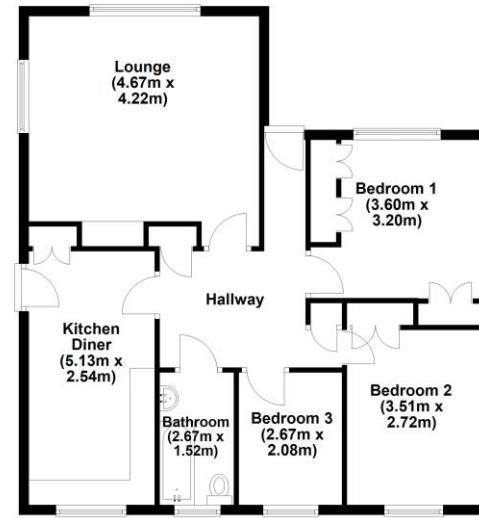
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
43 Silver Street, Lincoln. LN2 1EH.
Tel: 01522 538888
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 11.09.2025



Ground Floor
Approx. 79.5 sq. metres (855.3 sq. feet)



Total area: approx. 79.5 sq. metres (855.3 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org

www.robert-bell.org

