



- Extended Family Home
- Beautifully Presented Throughout
- Popular Village Location
- 3 Double Bedrooms

- 21'1" Lounge & 23'3" Kitchen/Diner
- Driveway For 3/4 Cars
- Surprisingly Large Corner Plot
- Call Today To View

Durham Crescent, Washingborough, LN4 1SF,
£279,950





Starkey & Brown are delighted to bring to the market this beautifully presented and significantly extended family home, proudly positioned on a surprisingly large corner plot within the highly sought-after village of Washingborough. The heart of this home is the impressive 23'3" kitchen diner extension, which has been thoughtfully designed to create the ultimate social hub for a modern family. This bright, open-plan space effortlessly brings everyone together for cooking, dining, and daily catching up, featuring an adjacent utility area and an expansive layout that naturally encourages quality family time. Elegant French doors connect the kitchen diner to the substantial corner plot garden, creating a seamless transition for indoor-outdoor living. This exceptional outdoor space extends to both the side and rear of the property, offering a private and secure environment where children can play safely and the whole family can enjoy alfresco dining and summer gatherings. Beyond the kitchen diner, the ground floor accommodation flows smoothly from a welcoming entrance hallway with a guest WC into a generous 21'2" lounge, which feels exceptionally bright and airy thanks to its double-aspect windows, alongside a highly practical, separate laundry room. Moving to the first floor, the sense of space continues with three well-proportioned double bedrooms that give every family member a comfortable retreat, all serviced by a spacious and modern first-floor family bathroom. Outside, the property continues to impress with a private driveway that provides comfortable off-road parking for at least three to four vehicles, making it incredibly convenient for hosting guests or managing multiple family cars. Perfectly suited for family life, the property is located in the peaceful yet well-connected village of Washingborough, which offers an excellent selection of local amenities just a short distance from Lincoln city centre. Residents enjoy easy access to the highly-regarded Washingborough Academy primary school, a local medical centre, a chemist, a variety of traditional village pubs, and local shops. The village is also renowned for its fantastic community spirit and the Water Rail Way purpose-built cycle path, offering scenic riverside walks and bike rides along the River Witham straight into the heart of the city. With its combination of generous living spaces, an enviable plot, and an ideal village location, viewing is essential to fully appreciate everything this superb home has to offer. Contact Starkey & Brown today to arrange your appointment. Council tax band: B. Freehold.



Entrance Hallway

Having composite front entrance door, stairs rising to first floor and understairs storage cupboard.

Ground Floor WC

Having low level WC, wash hand basin with tiled splash backs and ceramic tiled floor.

Lounge

21' 1" x 14' 1" max (6.42m x 4.29m)

Having double aspect windows, radiator and opening into:

Kitchen Diner

23' 3" x 8' 7" min (7.08m x 2.61m)

Having a range of matching wall and base units, breakfast bar, frosted glass display cabinets, larder unit, one and half bowl single drainer ceramic sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, plumbing for dishwasher, radiator, ceramic tiled floor, French doors leading to garden and utility area with additional base units, ceramic tiled floor, radiator and space for American style fridge freezer.

Laundry Room

9' 0" x 8' 4" (2.74m x 2.54m)

Having a range of matching wall and base units, deep butler style sink unit with mixer taps over and tiled splash backs, plumbing for washing machine, space for tumble dryer and ceramic tiled floor.

First Floor Landing

Having a cupboard with a central heating boiler and newly laid carpet, including the stairs.

Bedroom 1

14' 2" into wardrobe x 9' 0" (4.31m x 2.74m)

Having a large window with views over local rooftops and countryside beyond, a fitted sliding door mirrored wardrobe, radiator, newly laid carpet, and coved ceiling.

Bedroom 2

11' 10" x 10' 10" (3.60m x 3.30m)

Having a radiator and a coved ceiling, a newly fitted uPVC double-glazed window to the front aspect, and a newly laid carpet.

Bedroom 3

13' 9" max x 12' 3" max (4.19m x 3.73m)

Having a radiator and a coved ceiling, a newly fitted uPVC double-glazed window to the front aspect, and a newly laid carpet.

Bathroom

Having 3 piece suite comprising oversized 'P' shaped panelled shower bath with mains fed rainfall shower, additional handheld shower and glass shower screen, wash hand basin set in vanity unit, low level WC, wood effect luxury vinyl flooring, heated towel rail, part tiled walls, LED downlights and extractor.

Outside Front

To the front of the property there is a driveway leading to partially converted garage and parking space for 3/4 vehicles. Gate leading to side/rear garden.

Outside Rear

To the rear of the property there is a surprisingly large garden which extends to the side of the property, being mainly laid to lawn with a wide variety of flowers, plants, shrubs and trees, covered outdoor seating area, paved patio area, outside lighting, outside shower, 2 garden sheds and greenhouse.

Garage

10' 3" x 8' 5" (6'11" to door width) (3.12m x 2.56m)

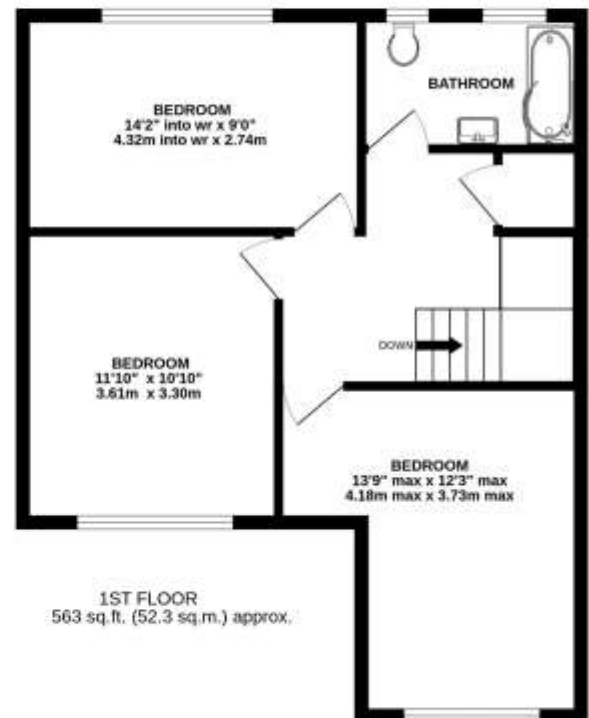
Having electric roller shutter door, power and lighting.





TOTAL FLOOR AREA : 1326 sq.ft. (123.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



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

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk

