



- NO ONWARD CHAIN
- Detached Two Bedroom Bungalow
- Solar Panels
(Subject To A Rent-A-Roof Scheme)
- Kitchen Diner

- New Boiler & Fully Re-Felted Roof
- 19'9" Garage & Car Port & Driveway Parking
- Low Maintenance Garden
- Quick Access To Essential Amenities

Granson Way, Washingborough, LN4 1EY
£259,950





Starkey&Brown are delighted to offer for sale, with NO ONWARD CHAIN, this two-bedroom detached bungalow situated in the popular village of Washingborough. The property has recently been re-carpeted and redecorated and offers spacious accommodation comprising an entrance passageway, inner hallway, an 18'7" kitchen diner, a generous lounge, two well-proportioned bedrooms and a modern shower room. Further benefits include gas central heating with a newly fitted boiler, solar panels subject to a rent-a-roof scheme, a garage, a sunny rear garden, and extensive driveway parking with a carport. Conveniently located close to a wealth of local amenities, including supermarkets, a pharmacy and a doctor's surgery, the property also benefits from regular bus services and easy access to Lincoln City Centre, approximately a ten-minute drive away. Council tax band: B. Freehold.



Entrance Passageway

The entrance passageway has been recently re-carpeted with direct access to the rear garden and garage, as well as access through to the inner hallway.

Inner Hallway

The inner hallway provides access to both bedrooms, the shower room, lounge, and kitchen diner. There is also a useful storage cupboard, access to the loft space, and a newly fitted gas central heating boiler.

Kitchen Diner

18' 7" x 9' 3" (5.66m x 2.82m)

The spacious kitchen diner features a range of eye-level and base-level units with worktops, a sink and drainer unit, and space and plumbing for appliances. Two uPVC double-glazed windows to the side aspect provide natural light, and a single radiator completes the room.



Lounge

16' 11" x 12' 6" (5.15m x 3.81m)

The generously proportioned lounge features a coved ceiling, a uPVC double-glazed window to the front aspect, a single radiator and a feature electric fireplace.



Bedroom 1

12' 1" x 12' 4" (3.68m x 3.76m)

Well-proportioned double bedroom featuring a coved ceiling, a single radiator and a uPVC double-glazed window to the rear aspect.

Bedroom 2

12' 2" x 9' 3" (3.71m x 2.82m)

Benefits from a coved ceiling, a single radiator, and French doors to the rear aspect, providing direct access onto the rear garden.

Shower Room

5' 5" x 6' 10" (1.65m x 2.08m)

The shower room comprises a shower cubicle, pedestal wash hand basin, and low-level WC. Further features include an extractor unit, a single radiator and a uPVC double-glazed obscure window to the side aspect.



Garage

19' 9" x 8' 6" (6.02m x 2.59m)

The garage benefits from an automatic electric door to the front aspect and windows to the side and rear aspects.

Outside Front

To the front, the property enjoys a lawned garden alongside a large driveway providing ample off-road parking beneath a carport cover.

Outside Rear

The rear garden enjoys plenty of sunshine throughout the day and is enclosed by fenced boundaries. The garden is predominantly laid to lawn and further benefits from a garden shed, gated side access, and a covered structure with a patio seating area, directly connected to the garage.

Agents Note

The property benefits from solar panels fitted to the roof, which are subject to a rent-a-roof scheme. Further information is available upon request from Starkey&Brown.





GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metreplex 62000

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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.

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