





- Immaculate Presented Throughout
- Contemporary Kitchen/Diner
- Double Bedrooms & Fitted Storage
- Long Driveway
- Big Master Bedroom With Dressing Area
- Converted Garage
- Low Maintenance Rear Garden
- Popular Residential Area

Granson Way, Washingborough, LN4 1HB
£270,000

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Starkey&Brown are delighted to offer for sale this well-presented two-bedroom detached bungalow on Granson Way In Washingborough. Being sold with no onward chain, the property has been beautifully maintained throughout. A particular highlight is the impressive master bedroom, which benefits from its own dressing area and extensive built-in storage, together with the versatile converted garage, currently utilised as a hobby room. The property is entered via a welcoming entrance area leading into a lobby, which connects through to the main hallway and provides access to the principal rooms. The kitchen offers an excellent range of storage and worktop space, with open access through to the dining area, which in turn leads into the living room positioned to the front aspect. This layout creates a natural flow between the kitchen, dining and living spaces, making it ideal for everyday living and entertaining. There are two generous double bedrooms, with the master bedroom being a particularly impressive feature of the home. Offering excellent proportions, it benefits from a dedicated dressing area and built-in storage. The second bedroom is also a comfortable double and includes fitted storage. Completing the internal layout is a four-piece family bathroom comprising a bath, separate shower, wash basin and WC. Externally, the property benefits from a low-maintenance frontage and a driveway extending alongside the bungalow. To the rear is an enclosed, low-maintenance garden featuring a shed, wooden pergola and a variety of mature shrubs and hedging, creating an attractive and private outdoor space. A further feature is the converted garage, which is currently utilised as a versatile hobby room and could suit a variety of uses, such as a home office, workshop or additional recreational space. There is also a separate storage area, currently used for bins, which can be accessed internally via the hobby room. The garage retains an electric roller door to the front. Washingborough is a highly regarded and well-serviced village, ideally positioned just a short distance east of Lincoln. The village offers an excellent range of everyday amenities, including supermarkets, local shops, a post office, pharmacy, doctors' surgery, primary school, public houses, cafés and takeaways. Council tax band: C. Freehold.





uPVC composite door leading to:

Lobby
Back door leading to the rear and access to the garage. Access to:

Entrance Hall
Carpeted, airing cupboard housing the boiler, and an additional storage cupboard. Access leading to:

Kitchen
9' 8" x 9' 6" (2.94m x 2.89m)
Having a range of matching wall and base units with countertop, stainless steel sink with mixer tap, space and plumbing for appliances, space for a fridge freezer, integrated electric oven, integrated microwave, four-ring electric hob with an overhead extractor fan, a vertical radiator and tiled flooring. Open access leading to:

Dining Room
10' 9" x 7' 5" (3.27m x 2.26m)
Having a uPVC double-glazed window to the side aspect, carpeted, and a radiator. Opening access leading to:

Living Room
17' 2" x 12' 3" (5.23m x 3.73m)
Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and an electric fireplace.

Bedroom 1
11' 11" x 11' 0" (3.63m x 3.35m)
Having a uPVC double-glazed window to the rear aspect, carpeted, a radiator, and a sliding mirror wardrobe. Open access to:

Dressing Room
12' 4" x 9' 3" (3.76m x 2.82m)
Having a uPVC double-glazed window to the side aspect and carpeted.

Bedroom 2
12' 5" x 12' 4" (3.78m x 3.76m)
Having uPVC double-glazed window to the rear aspect, carpeted, a radiator, and a sliding mirror wardrobe.

Bathroom
8' 5" x 6' 0" (2.56m x 1.83m)
Four-piece suite comprising a walk-in shower cubicle, a low-level WC, a wash hand basin, a panelled bath, tiled flooring, partially tiled walls, a frosted double-glazed window to the side aspect, and a radiator.

Outside Front
Driveway for multiple vehicles extending to the side of the property; low-maintenance frontage with gravel and mature shrubs. Access to:

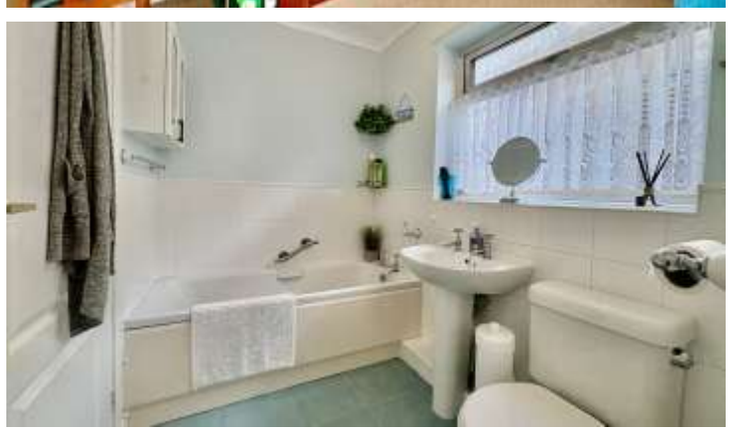
Converted Garage
Fully insulated, a window to the side aspect. Access to the front of the garage with an electric garage door (currently used for bin storage).

Outside Rear
Gravelled rear garden with a variety of mature shrubs and hedges, a timber-built shed, patio seating area, fully fenced surround, wooden-built pergola and exterior lighting.

















GROUND FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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.
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