



## 5 York Close

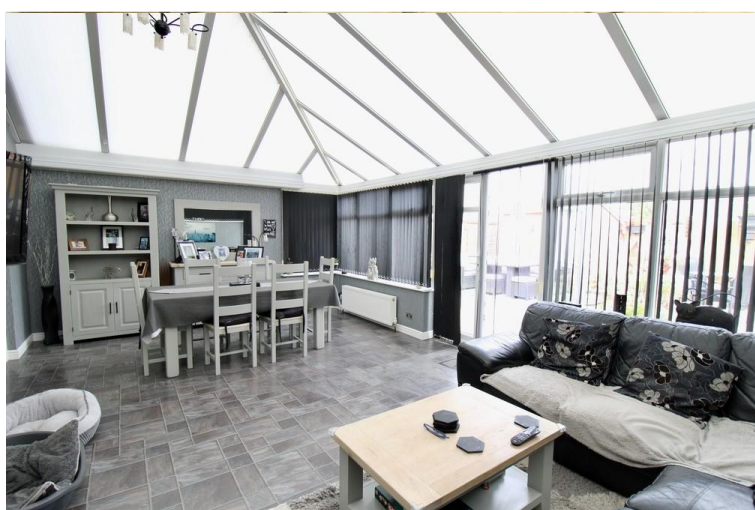
Washingborough, Lincoln, LN4 1SQ

**£310,000**

An extended larger than average three bedroom detached family bungalow positioned in the popular village of Washingborough. The property sits relatively close to local shops and facilities and has internal accommodation comprising of Inner Hallway, Utility Room, Lounge with bay window and fireplace, extended Luxury Bathroom, Master Bedroom with En-Suite, two further Bedrooms, fitted Kitchen/Dining Area and a larger than average Conservatory. Outside there is a block paved driveway providing off-street parking for multiple vehicles, decorative gravel beds and a secluded rear garden.



York Close, Washingborough, Lincoln, LN4 1SQ



**SERVICES**

Mains electricity and water. Drainage to septic tank. Gas central heating.

**EPC RATING – D**

**COUNCIL TAX BAND – B**

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

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

On the Lincoln Eastern Bypass turn left towards Washingborough on the B1190 taking you onto Fen Road. Turn right onto Keeble Drive, left onto Durham Close and then turn right onto York Close where the property is located.

**LOCATION**

The property is well-located within this popular village of Washingborough, approximately four miles South-East of the historic Cathedral and University City of Lincoln. Washingborough, Heighington and Branston provide a good range of amenities including shops, schooling of all grades and leisure facilities. There is easy access to the South of Lincoln City and further extensive facilities.





## ACCOMMODATION

### INNER HALLWAY

With UPVC door to the front aspect, doors leading to the Utility Room, Master Bedroom, Bedroom Two, Bathroom, Kitchen and Lounge, access to the roof void and radiator.

### LOUNGE

16' 8" x 12' 2" (5.09m x 3.73m), with UPVC bay window to the front aspect, radiator and fireplace.

### BATHROOM

8' 2" x 9' 1" (2.50m x 2.77m), with UPVC windows to the side aspect, travertine tiled flooring and walls, suite comprising of bath, shower cubicle, WC and wash hand basin and chrome towel radiator.



### UTILITY ROOM

10' 7" x 4' 4" (3.24m x 1.33m), with UPVC window to the side aspect, work surfaces, spaces for an automatic washing machine, tumble dryer and fridge freezer and radiator.

### KITCHEN

11' 5" x 12' 6" (3.48m x 3.82m), fitted with base units and drawers with work surfaces over, tiled flooring, composite sink and drainer with mixer tap over, four ring gas hob with extraction above, integral double oven and grill, fridge freezer, dishwasher, wall-mounted cupboards with complementary tiling below and UPVC double doors and windows to the Conservatory.

### CONSERVATORY

14' 0" x 22' 2" (4.27m x 6.76m), with UPVC windows and doors to the rear garden and radiator.



### BEDROOM 1

15' 6" x 9' 3" (4.74m x 2.83m), with UPVC window to the side aspect, radiator and door to the En-Suite.

### EN-SUITE

3' 6" x 9' 6" (1.08m x 2.90m), with UPVC window to the side aspect, suite comprising of shower, WC and wash hand basin, travertine tiled flooring and walls, vanity cupboard and chrome towel radiator.

### BEDROOM 2

19' 11" x 7' 10" (6.08m x 2.39m), with UPVC windows to the rear and side aspects and radiator.



### BEDROOM 3

11' 5" x 9' 4" (3.48m x 2.86m), with double UPVC doors to the Conservatory and radiator.

### OUTSIDE

To the front of the property there is a block paved driveway and decorative gravel beds. To the rear of the property there is a paved seating area, gravel beds and mature shrubs.



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CWH and J Walter 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.

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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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**Ground Floor**



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