



20 Fen Road

Washingborough, Lincoln, LN4 1AB

£245,000

A three bedroom semi-detached bay-fronted property positioned in the popular village of Washingborough. The property has internal accommodation comprising of Entrance Porch, Inner Hallway, bay-fronted Lounge, Dining Room, Kitchen with Pantry and stairs rising to the First Floor Landing giving access to two Double Bedrooms, one Single Bedroom and a Bathroom. Outside there is a Garage with a brick built storage annex with electricity and water available, driveway and gardens to the front and the rear. The property is being sold with no onward chain and is currently being Let via Mundys Lettings.





SERVICES

All mains services available. Gas central heating. A New boiler was fitted in March 2023.

EPC RATING – C

COUNCIL TAX BAND – B

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln along Canwick Road and turn left where signposted towards the village of Washingborough. Proceed along Lincoln Road taking you into the village, go straight over the mini roundabout, through the centre of the village and exit the second mini roundabout onto Fen Road where the property is located on the right hand side by the Mundys For Sale board.



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

ENTRANCE PORCH

With UPVC windows to the side aspect, door to the front aspect and door to the Inner Hallway.

INNER HALLWAY

With radiator, stairs to the First Floor Landing and doors to the Lounge, Dining Room and Kitchen.

LOUNGE

10' 0" x 11' 10" (3.05m x 3.61m), with UPVC curved bay window to the front aspect, radiator and fireplace.

DINING ROOM

12' 11" x 11' 10" (3.96m x 3.61m), with UPVC window to the rear aspect, fireplace, radiator and fitted cupboards.

KITCHEN

8' 10" x 6' 0" (2.71m x 1.83m), with UPVC window to the side aspect, door to the rear aspect, fitted with base units, sink and drainer and spaces for a washing machine, fridge and cooker.

FIRST FLOOR LANDING

With window to the side aspect and doors to two Double Bedrooms, one Single Bedroom and a Bathroom.

BEDROOM 1

10' 11" x 11' 8" (3.35m x 3.58m), with UPVC window to the rear aspect, radiator and a range of fitted cupboards.

BEDROOM 2

11' 11" x 9' 1" (3.65m x 2.79m), with UPVC window to the front aspect, radiator and fitted cupboards.

BEDROOM 3

8' 8" x 8' 8" (2.66m x 2.65m), with UPVC window to the front aspect and radiator.

BATHROOM

7' 9" x 5' 10" (2.38m x 1.79m), with UPVC window to the rear aspect, suite comprising of bath with shower over, WC and wash basin, radiator and part-tiled walls.

GARAGE

13' 2" x 8' 11" (4.03m x 2.74m), with up and over door to the front aspect, window to the side aspect, power and lighting.

OUTSIDE

To the front of the property there is a lawned garden, a concrete driveway providing off-street parking for vehicles, flowerbeds, mature shrubs and trees. To the rear of the property there is a private southerly facing lawned garden with flowerbeds, mature shrubs, trees, decorative gravel beds and a Shed.





BRICK BUILT STORAGE ANNEX

6' 8" x 5' 4" (2.04m x 1.64 m),(attached to the Garage), with two doors to the side aspect, window to the rear aspect, electricity and water supply available.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, B ridge McFarland and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partner for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 56.0 sq. metres (602.6 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



Total area: approx. 95.0 sq. metres (1022.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

