



3 Barn Owl Way

Washingborough, Lincoln, LN4 1BS

£229,950

A pleasant three bedroom end terraced house in the popular village of Washingborough, to the South of the Cathedral City of Lincoln. The property has well-presented accommodation comprising of Hall, Cloakroom/WC, Lounge, Kitchen/Diner and a First Floor Landing leading to three Bedrooms, Master En-Suite Shower Room and a Family Bathroom. The property overlooks fields to the front and benefits from front and rear gardens and a driveway for off-street parking. The property further benefits from No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – B

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The charming village of Washingborough is situated 4 miles South-East of the historic Cathedral City of Lincoln. Washingborough benefits from a mix of old and new properties, The Ferry Boat public house, the well-known Washingborough Hall Hotel and fine dining Restaurant, shops, primary school and a variety of other amenities. Washingborough proves popular with people searching for a pleasant village to live.



ACCOMMODATION

HALL

With staircase First Floor and radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, radiator and double glazed window to the front aspect.

LOUNGE

14' 9" x 12' 10" (4.5m x 3.92m), with double glazed window to the front aspect and radiator.

KITCHEN DINER

16' 3" x 9' 4" (4.96m x 2.85m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven with gas hob and extractor fan, spaces for a washing machine and fridge, tiled splashbacks, double glazed window and French doors to the rear aspect, radiator and understairs storage cupboard.

FIRST FLOOR LANDING

With overstairs storage cupboard, loft access point and radiator.

BEDROOM 1

9' 11" x 10' 6" (3.04m x 3.21m), with double glazed window to the rear aspect and radiator.

EN SUITE SHOWER ROOM

Fitted with a three-piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, part-tiled walls and radiator.

BEDROOM 2

10' 0" x 8' 11" (3.05m x 2.74m), with double glazed window to the front aspect and radiator.

BEDROOM 3

7' 0" x 6' 10" (2.14m x 2.09m), with double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, part-tiled walls, radiator and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a lawned garden and views over fields. To the rear there is an enclosed garden laid mainly to lawn with patio seating area. There is a block paved driveway providing off-street parking.





WEBSITE

Our detailed website show 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

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson 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 then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then 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 roughly checked.

GENERAL

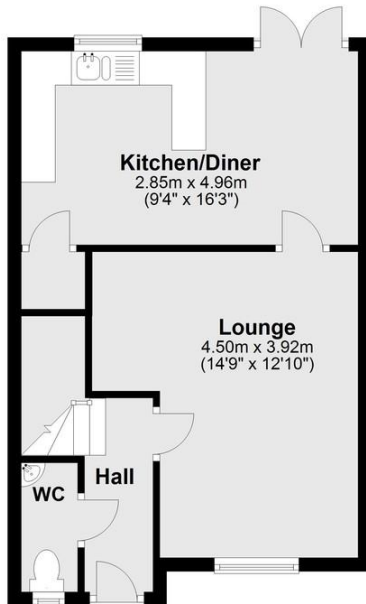
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

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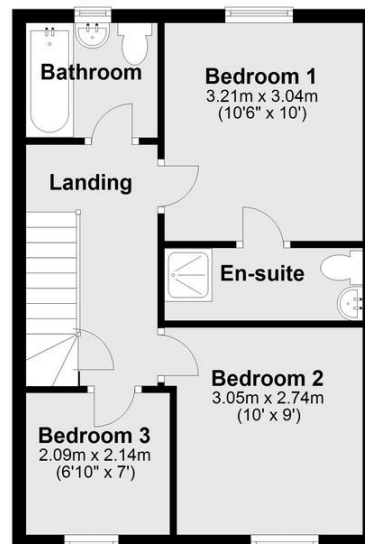
Ground Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



Total area: approx. 75.4 sq. metres (812.1 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

