



58 Granson Way

Washingborough, Lincoln, LN4 1EY



Book a Viewing!

£240,000

A well presented three bedroomed detached bungalow positioned in the popular village of Washingborough. The property offers spacious accommodation comprising of Entrance Passage, Hallway, Lounge Diner, Kitchen, three Bedrooms, Shower Room and Separate WC. Outside the property has a front garden, driveway providing off street parking for multiple vehicles, an attached single garage and an enclosed rear garden. Viewing of the property is highly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

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

ENTRANCE PASSAGE

20' 4" x 6' 1" (6.20m x 1.87m) With door to the rear garden and internal door to the garage.

HALL

With airing cupboard, radiator and loft access point.

LOUNGE DINER

20' 10" x 17' 10" (6.36m x 5.46m) With double glazed bow window to the front aspect, double glazed window to the side aspect, electric fire in a feature fireplace and two radiators.



KITCHEN

11' 2" x 9' 4" (03.41m x 2.85m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, integrated fridge freezer, space for washing machine, tiled splashbacks, towel radiator and double glazed window to the side aspect.

BEDROOM 1

15' 0" x 12' 5" (4.58m x 3.80m) With double glazed sliding doors to the rear garden, cupboard housing the gas fired central heating boiler and radiator.

BEDROOM 2

14' 11" x 9' 2" (4.55m x 2.81m) With double glazed window to the rear aspect, range of fitted bedroom furniture and radiator.



BEDROOM 3

8' 3" x 7' 4" (2.54m x 2.24m) With double glazed window to the side aspect and radiator.

SHOWER ROOM

With walk in shower cubicle, wash hand basin in a vanity style unit, chrome towel radiator, tiled walls, tiled flooring, spotlights and double glazed window to the side aspect.

CLOAKROOM/WC

With close coupled WC, tiled walls, tiled flooring and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a lawned garden and a driveway providing off-street parking for multiple vehicles and access to the Single Garage. To the rear of the property there is an enclosed private landscaped garden with mature shrubs, flowerbeds, patio seating areas and a greenhouse.





WEBSITE

Our detailed website show all our available properties and also give 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, Bird & 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, J Walter and Calum Lyman 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.

Claverings will be able to provide information and services they offer relating to removals. 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 roughly checked.

GENERAL

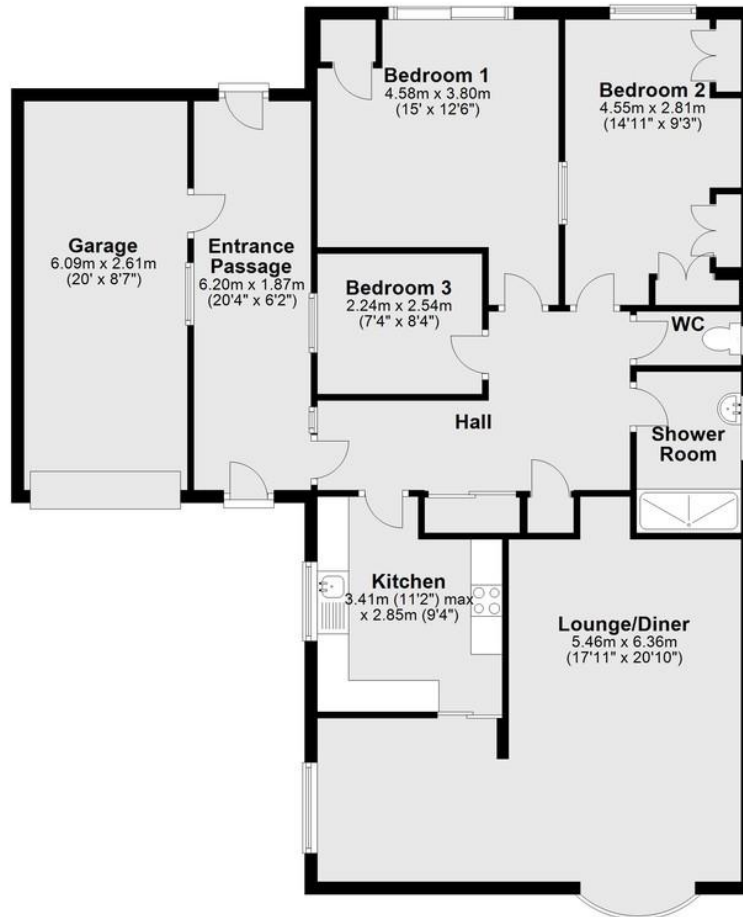
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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Ground Floor

Approx. 121.5 sq. metres (1307.6 sq. feet)



Total area: approx. 121.5 sq. metres (1307.6 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.

