



Plot 5 (Kensington), 35 The Fields

Washingborough, Lincoln, LN4 1FY

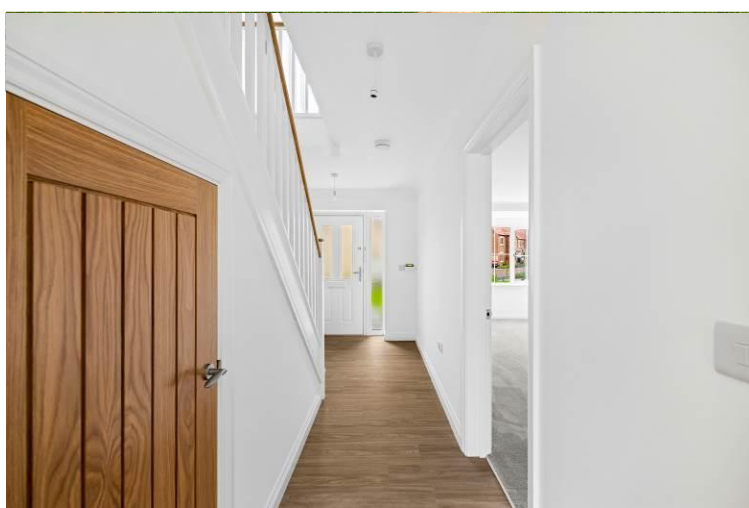


Book a Viewing!

£630,000

The Kensington is a substantial executive detached family home with exceptional living space and constructed by Messrs Lindum Homes. The Kensington is situated within the popular Manor Fields development in Washingborough and offers impressive living accommodation to comprise of Main Entrance Hall, Lounge/Sitting Room with log burner, impressive Open Plan Living Dining Kitchen with Bi-folding doors opening to the rear garden, Utility Room and Cloakroom. The First Floor Galleried Landing leads to five Bedrooms, En-suite to the Principle Bedroom, shared En-suite to Bedrooms two and three, Family Bathroom and Study/Bedroom 6. Outside there is a front garden and a large rear garden with patio area, block paved driveway and an Integral Double Garage. The property further benefits from a 10 Year NHBC Warranty with 2 Year Lindum Customer Care Warranty. Viewing is highly recommended to appreciate this amazing family home.





SERVICES

All mains services available. Underfloor heating to the ground floor. Gas central heating with Hive installed. Security Alarm. Ring Doorbell. BT and Virgin fibre installed.

EPC RATING – B.

COUNCIL TAX BAND – TBC.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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.



ENTRANCE HALL

LOUNGE - 20' 2" x 12' 1" (6.15m x 3.68m)
Wood burning stove with hearth and mantle

OPEN PLAN KITCHEN/DINING/LIVING AREA - 32' 9" x 14' 8" (9.98m x 4.47m)

Fitted kitchen with soft close doors and drawers
Brushed chrome down lighters to kitchen only
Quartz worktop
LVT flooring
Ceramic upstand above worktop
Undermounted sink
Integrated dishwasher
Integrated fridge/freezer
Ceiling hood
Integrated double tower oven
6 zone induction hob
Wine cooler

UTILITY ROOM - 8' 11" x 6' 2" (2.72m x 1.88m)

Utility room with fitted units to match kitchen with electrics, plumbing and appliance space
Quartz worktop
LVT flooring

CLOAKROOM

FIRST FLOOR GALLERIED LANDING

BEDROOM - 16' 9" x 12' 0" (5.11m x 3.66m) Wardrobe with soft close sliding doors to Master Bedroom

EN-SUITE

Shower cubicle, white basin and WC
Rainfall shower head
Large walk-in shower
Ceramic wall tiles with edging trim, to be fitted as per property floorplan
Chrome heated towel rail
LVT Flooring
Fitted vanity unit
Brushed chrome LED down lighters
Shaver socket

BEDROOM - 12' 0" x 11' 7" (3.66m x 3.53m)

EN-SUITE

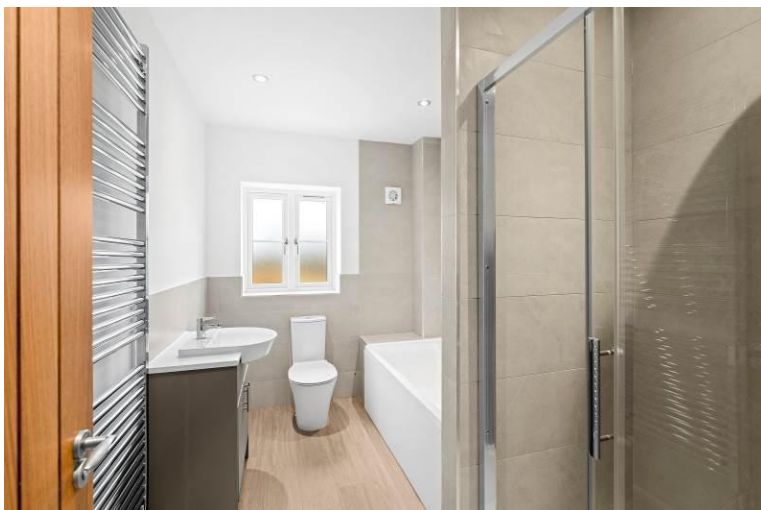
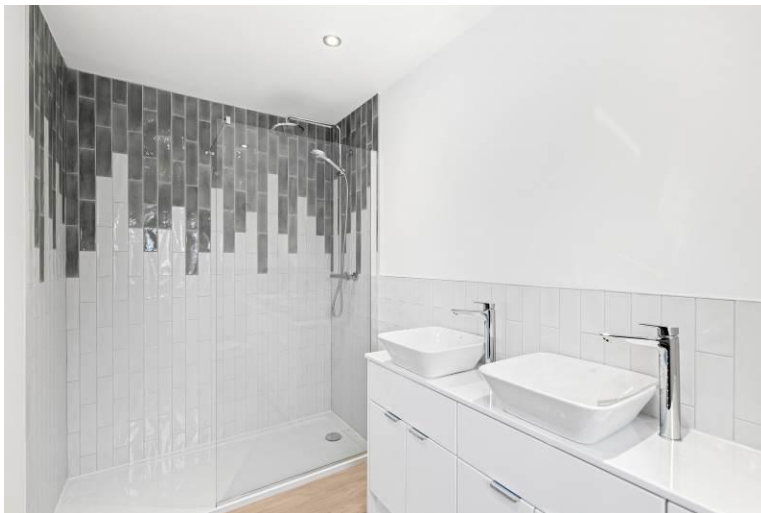
Shower cubicle, white basin and WC
Ceramic wall tiles with edging trim, to be fitted as per property floorplan
LVT Flooring
Brushed chrome LED down lighters
Shaver socket

BEDROOM - 11' 4" x 10' 11" (3.45m x 3.33m)

BEDROOM - 12' 2" x 10' 4" (3.71m x 3.15m)

BEDROOM - 10' 1" x 8' 3" (3.07m x 2.51m)

STUDY/BEDROOM - 7' 10" x 7' 9" (2.39m x 2.36m)





BATHROOM

White bathroom suite with chrome taps inc bath and separate shower cubicle
 Rainfall shower head
 Ceramic wall tiles with edging trim, to be fitted as per property floor plan
 Chrome heated towel rail
 Fitted vanity unit
 Brushed chrome LED down lighters
 Shaver socket

DOUBLE GARAGE

18'6" x 17'3" (5.64m x 5.26m)

GENERAL

White emulsion to all internal walls
 White emulsion to ceilings
 Coving to all downstairs rooms
 White satinwood to all skirting boards and window sills
 Internal oak veneered cottage style doors
 White satinwood painted staircase with oak handrail
 Glazed door(s) as per property floor plan

ELECTRICAL

Telephone points to rooms as per property electrical plan
 Television aerial points to principal rooms as per property electrical plan
 Integrated USB double sockets to principle rooms as per property electrical plan

EXTERNAL

Double glazed UPVC cream windows
 Bifold doors
 External tap
 Water butt
 Turf to front garden
 Path to front and rear door and paved patio
 External light to front and rear doors
 Block paved driveway
 External 240v double socket
 Wiring only for future car charging point
 Large turfed rear garden with patio

SPECIAL NOTE

Some internal photos have been professionally enhanced to show where furniture could be positioned.

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 & Bettendorfs, Ringrose Law LLP, Burton and Co, Bridge, McFarland, Gale & Co, Bird & Co and Gills on 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 £350 per sale and £350 per purchase from them.

CWH, J Walker and Callum 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 Service who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Service 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 may give you 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 MMRCS.

GETTING AN OFFERS

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

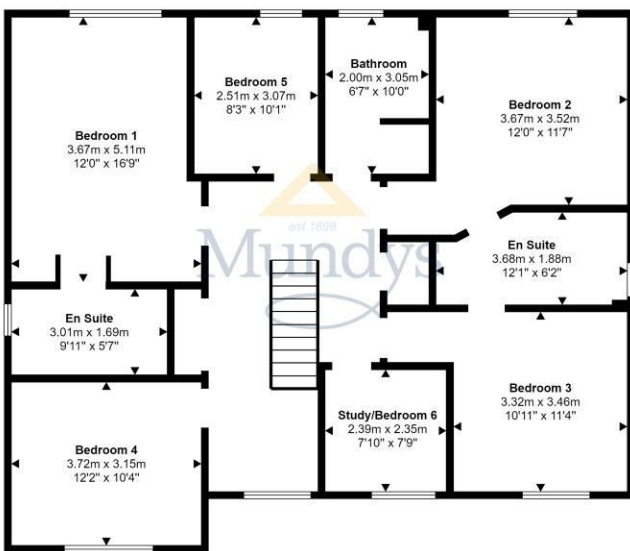
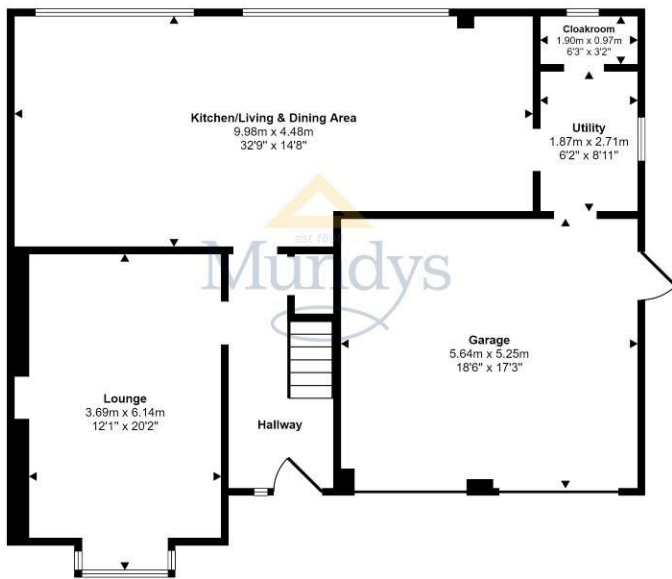
1. None of the services or equipment have been checked or tested.
 2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 do not represent themselves and the vendors (lessors) for whom they act as Agents give notice that:

- 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 in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AE.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 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.

