



## 1 Reading Close

Washingborough, Lincoln, LN4 1SL



Book a Viewing!

**£335,000**

A well-presented and versatile three/four bedroom detached family home with a double garage, positioned on a generous corner plot within the highly sought after village of Washingborough. The property offers spacious and flexible accommodation comprising of an entrance porch and hallway, modern fitted dining kitchen opening into a garden room, dining area, lounge and WC/utility room. To the first floor there are four bedrooms with one currently converted into a dressing room. To the front of the property there is a driveway for off street parking and provides access to the double garage and a well-maintained garden to the rear.



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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – D.

**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

### PORCH

With UPVC window and door to the front elevation and access to the inner hallway.

### INNER HALLWAY

With UPVC window and door to the porch, UPVC door to the rear garden, radiators, under stairs storage cupboard, doors leading to the WC/utility room, kitchen and lounge, open access into the dining area and stairs rising to the first floor landing.

### LOUNGE

13' 1" x 16' 7" (4.00m x 5.08m) With UPVC bay window to the front elevation with radiator below and electric fire with marble hearth and decorative wooden surround.

### DINING ROOM

9' 2" x 16' 7" (2.81m x 5.08m) With space for a dining table, window to the side elevation and radiator.

### KITCHEN

8' 11" x 10' 5" (2.72m x 3.18m) Fitted with a modern range of base units and drawers with work surfaces over, 1½ bowl stainless steel sink and drainer with mixer tap, integrated fridge freezer and dishwasher, wall cupboards and complementary splashbacks, space for a range cooker with extractor above, vertical radiator and wooden flooring continuing through to the garden room.

### GARDEN ROOM

12' 9" x 10' 5" (3.90m x 3.18m) With wooden flooring, radiator, windows overlooking the garden, roof glazing allowing plenty of natural light and door leading to the rear garden.

### UTILITY

7' 10" x 6' 5" (2.41m x 1.96m) Fitted with base units and work surfaces over, stainless steel sink and drainer, WC, radiator, UPVC window to the rear elevation and space for a washing machine.

### LANDING

With UPVC window to the side elevation, radiator and doors leading to three bedrooms, dressing room and family shower room.

### DRESSING AREA / BEDROOM 4

8' 11" x 6' 5" (2.74m x 1.96m) With UPVC window to the side elevation and archway leading into Bedroom 1.

### BEDROOM 1

8' 11" x 10' 7" (2.74m x 3.24m) With UPVC window to the front elevation, radiator, fitted mirrored wardrobes and open access to the dressing room.

### BEDROOM 2

10' 10" x 10' 7" (3.32m x 3.24m) With UPVC window to the rear elevation and radiator.

### BEDROOM 3

9' 1" x 10' 7" (2.79m x 3.24m) With UPVC window to the side elevation, radiator and access to the roof space.

### SHOWER ROOM

6' 9" x 7' 1" (2.07m x 2.16m) Fitted with a double shower, WC and wash hand basin set within a vanity unit, tiled flooring, tiled walls, heated towel radiator, extractor fan and UPVC window to the rear elevation.





## OUTSIDE

To the front of the property there is a driveway providing ample off street parking for multiple vehicles, with planted areas including shrubs, trees and flowers. To the rear there is a well-maintained space featuring lawned areas, gravel beds, summer house, pergola and paved seating areas.

## DOUBLE GARAGE

20' 2" x 16' 3" (6.17m x 4.96m) With electric roller door to the front, window and door to the rear garden, power and lighting. Housing controls for the solar panels and inverter.

## 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](http://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 – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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. Water and Callum Lyman 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 HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey/MR ICS.

## 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 has 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 given notice that:

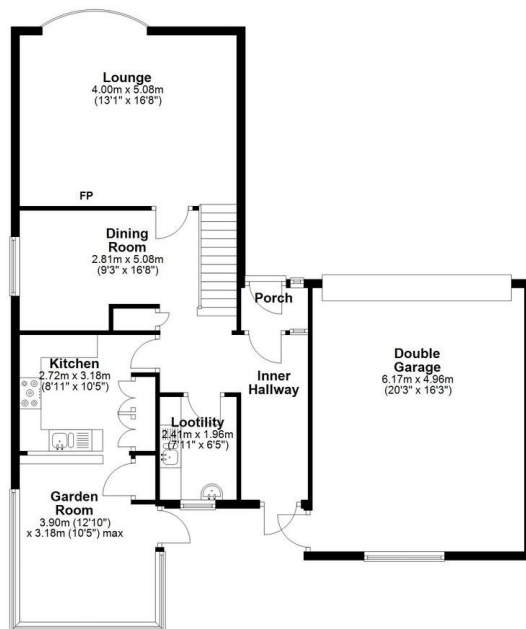
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly in items stated herein as not verified.

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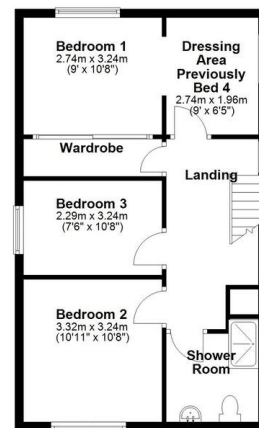
## Ground Floor

Approx. 102.3 sq. metres (1101.1 sq. feet)



## First Floor

Approx. 51.1 sq. metres (549.9 sq. feet)



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1 Reading Close

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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