



1 Reading Close

Washingborough, Lincoln, LN4 1SL



Book a Viewing!

£335,000

A well-presented and versatile three/four bedroom detached family home, occupying a generous corner plot within the highly sought-after village of Washingborough. The property offers spacious and flexible accommodation comprising an entrance porch and hallway, modern fitted dining kitchen opening into a stunning garden room with vaulted ceiling and Velux windows, flooding the space with natural light, together with a dining room, lounge and WC/utility room. To the first floor are four bedrooms, with one currently utilised as a dressing room, alongside a stylish family shower room. Outside, a driveway provides ample off-street parking and access to the double garage, while the well-maintained and private rear garden offers an attractive space for relaxation and entertaining. Viewing of this spacious and versatile family home is highly recommended.





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, understairs 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, underfloor heating, 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 with underfloor heating, 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.n

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 & Butteridge, 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 the 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 Calum 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.

Clearings 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 thoroughly checked.

GENERAL

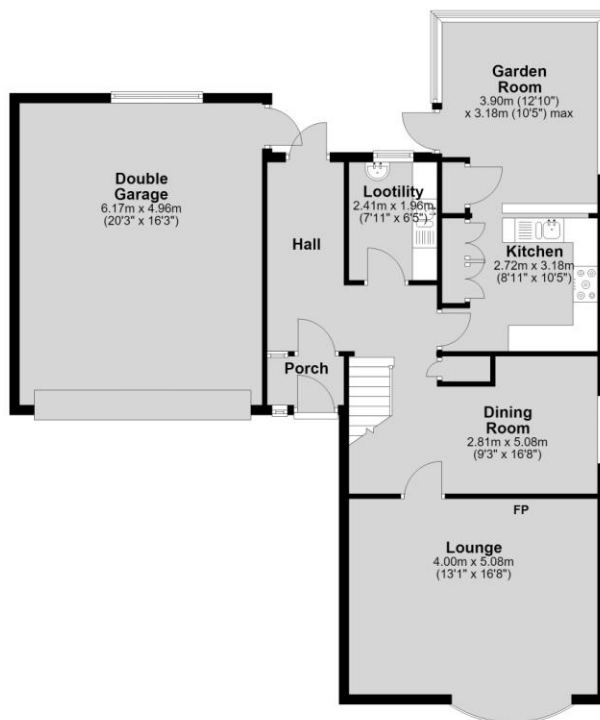
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. These 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 whatsoever 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 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 1AS.

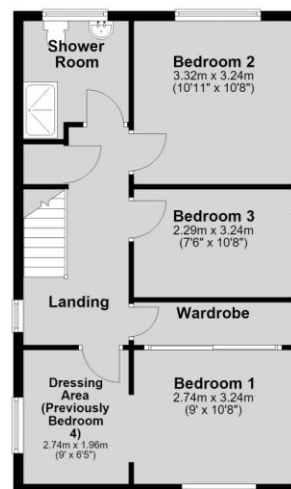
Ground Floor

Approx. 101.9 sq. metres (1096.6 sq. feet)



First Floor

Approx. 51.1 sq. metres (550.1 sq. feet)



Total area: approx. 153.0 sq. metres (1646.7 sq. feet)

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

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.



www.mundys.net