



53 Pitts Road

Washingborough, LN4 1BH



Book a Viewing!

£450,000

A beautifully presented Three Bedroom Detached Family Home situated in a sought after non estate position within the popular village of Washingborough. The property benefits from attractive landscaped gardens to both the front and rear, a block paved driveway providing ample off-street parking and an integral garage. Internally, the spacious and well appointed accommodation comprises an Entrance Hallway, Bay Fronted Lounge, Cloakroom/WC, modern fitted Dining Kitchen, impressive Open Plan Garden Room with multi-fuel burner, Utility Room, Three Bedrooms, including a Principal Suite with Dressing Room and En-suite Shower Room and a Family Bathroom. An internal viewing is highly recommended to fully appreciate the accommodation and setting on offer.





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.



ACCOMODATION

INNER HALLWAY

Entered via a uPVC entrance door to the front elevation. Tiled flooring with underfloor heating, stairs rising to the first floor, under-stairs storage cupboard, doors leading to the lounge, cloakroom/WC and dining kitchen.

LOUNGE

20' 8" x 11' 9" (6.30m x 3.60m) A pleasant bay fronted reception room with uPVC double glazed window to the front elevation, underfloor heating, decorative fireplace, wall lighting and ceiling rose.

KITCHEN

22' 8" x 8' 7" (6.92m x 2.63m) Fitted with a comprehensive range of modern base units and drawers with Corian work surfaces and matching wall mounted units. Integrated appliances including two fridge freezers, Neff hide-and-slide electric oven, Neff induction hob with extractor above, microwave and dishwasher. Sink and drainer unit with mixer tap, complementary splashbacks, laminate flooring with underfloor heating and uPVC window to the front elevation.

UTILITY ROOM

5' 1" x 7' 10" (1.56m x 2.40m) Fitted with base units and work surfaces, spaces and plumbing for a washing machine and tumble dryer, shelving, underfloor heating and an additional electric wall mounted heater, uPVC window and door providing access to the rear garden.

GARDEN ROOM

25' 7" x 11' 9" (7.8m x 3.6m) A superb open plan living and dining space with laminate flooring and underfloor heating. Featuring a multi-fuel burner set within an attractive fireplace, two roof windows providing excellent natural light and two sets of uPVC double doors opening onto the rear garden and door leading to the utility room. Ample space for dining and entertaining.

WC

5' 11" x 3' 0" (1.81m x 0.92m) Fitted with a low level WC and wash hand basin set within a vanity unit, laminate flooring, underfloor heating, wall shelving and part-panelled walls.

LANDING

Providing access to all three bedrooms and the family bathroom.

BEDROOM 1

11' 10" x 10' 10" (3.62m x 3.31m) A spacious principal bedroom with access to a dressing room, en-suite shower room, airing cupboard, additional storage cupboard and radiator.

DRESSING AREA

With radiator, fitted storage and hanging space.





EN-SUITE

6' 7" x 5' 8" (2.01m x 1.74m) Fitted with a shower enclosure, low level WC and wash hand basin set within a vanity unit. Partly tiled walls, radiator, extractor fan and uPVC window to the rear elevation.

BEDROOM 2

11' 5" x 11' 9" (3.50m x 3.60m) With uPVC window to the front elevation, fitted wardrobes with shelving, hanging rails and radiator.

BEDROOM 3

8' 5" x 8' 7" (2.59m x 2.62m) With uPVC window to the rear elevation and radiator.

BATHROOM

5' 6" x 6' 7" (1.68m x 2.03m) Fitted with a three piece suite comprising panelled bath with shower over, low level WC and wash hand basin set within a vanity unit, laminate flooring, part-tiled walls, radiator and uPVC window to the rear elevation.

GARAGE

16' 4" x 7' 10" (5.00m x 2.40m) With an electric roller door, power and lighting.

OUTSIDE

To the front, the property is approached via a block-paved driveway providing off-street parking for multiple vehicles and giving access to the integral garage. There is also a lawned front garden with established flower borders and gated side access leading to the rear. To the side of the property there is a useful vegetable growing area and additional garden space. The landscaped rear garden is a particular feature of the property, being arranged over split levels and designed for both relaxation and entertaining. Immediately adjoining the property there is a paved seating area accessed directly from the garden room via two sets of double doors. Steps lead up to a further lawned garden with established flowerbeds and a paved patio area with pergola, creating an attractive outdoor entertaining space. The garden enjoys a high degree of privacy and has been thoughtfully landscaped throughout.

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 – 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 Walter 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.

Clearings 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 services. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual members 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 rely on the vendors (Lessors) for whom they act as Agents given our ethical:

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 representations or warranties 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.

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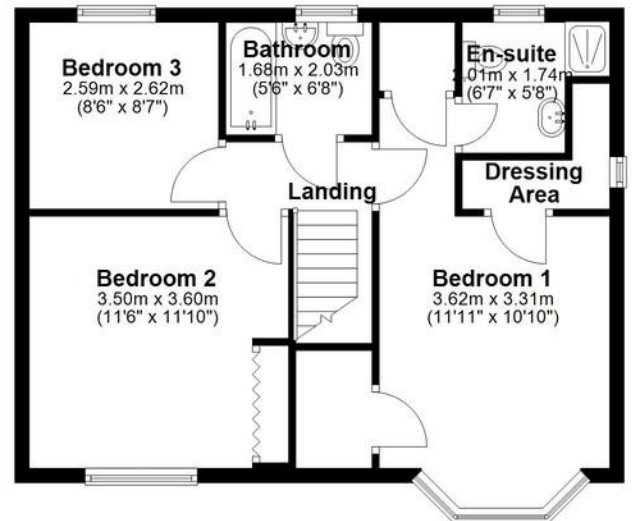
Ground Floor

Approx. 101.1 sq. metres (1087.8 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.7 sq. feet)



Total area: approx. 151.5 sq. metres (1630.5 sq. feet)

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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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