



92 Granson Way
Washingborough, Lincoln, LN4 1HB

**Offers In Region Of
£200,000**

NO ONWARD CHAIN - A well-presented two double bedroomed detached bungalow situated in this popular village of Washingborough, to the south east of the historic Cathedral and University City of Lincoln. The property benefits from low maintenance landscaped gardens to the front and rear and a driveway providing off road parking and giving access to the Attached Single Garage. Internally the property offers living accommodation to briefly comprise of Porch, Hallway, Lounge, Dining Room, Kitchen, two double Bedrooms and Shower Room. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating. CCTV and an Air Filtration System.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village of Washingborough from Lincoln, turn right onto Hillside and then left onto Granson Way and follow the road until the property can be located on the left hand side.

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.



ACCOMMODATION

HALLWAY

With laminate flooring, radiator, access to roof void with loft ladder and airing cupboard housing the gas fired central heating boiler.

LOUNGE

16' 9" x 11' 8" (5.11m x 3.56m) , with UPVC double glazed window to the front elevation, fire surround and hearth with electric fire inset and two radiators.

DINING ROOM

10' 1" x 7' 5" (3.07m x 2.26m) , with UPVC double glazed window to the side elevation, laminate flooring and radiator.

KITCHEN

10' 5" maximum x 9' 1" (3.18m x 2.77m) , with UPVC double glazed window to the side elevation, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over, matching splashback, 1 ½ bowl stainless steel sink unit and drainer with mixer tap, free standing cooker, plumbing and space for washing machine, integral fridge freezer, heated towel rail and spotlighting.

BEDROOM 1

12' 3" x 12' 1" (3.73m x 3.68m) , with UPVC double glazed window to the rear elevation and radiator.

BEDROOM 2

12' 1" x 9' 3" (3.68m x 2.82m) , with UPVC double glazed window to the rear elevation, laminate flooring and radiator.

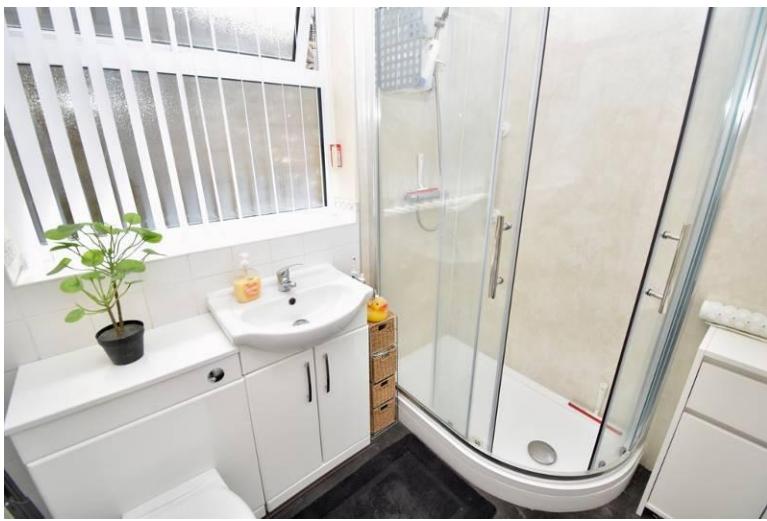
SHOWER ROOM

7' 2" x 5' 4" (2.18m x 1.63m) , with UPVC double glazed window to the side elevation, laminate flooring, suite to comprise of low level WC, vanity wash hand basin and walk-in shower cubicle, partly tiled walls, panel boarding, radiator and extractor fan.

OUTSIDE

To the front of the property there is a low maintenance landscaped garden with decorative gravelled areas and slated area with outside lighting and a blocked paved driveway providing off road parking and giving access to the Attached Garage. To the rear of the property there are further landscaped gardens with decorative gravelled areas, slated areas, lawned gardens and a decking seating area.





WEBSITE

Our detailed web site 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

Move with Us and Sills and Better Edge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sills & Better Edge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Surveyor 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:

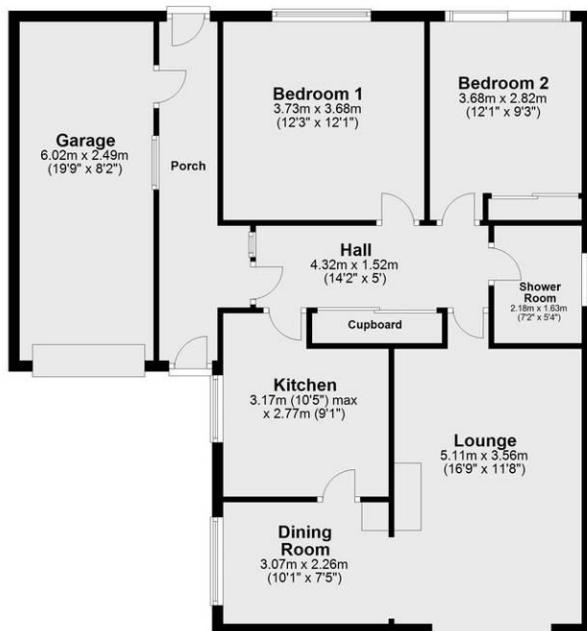
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 96.6 sq. metres (1039.7 sq. feet)



Total area: approx. 96.6 sq. metres (1039.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

