



67 Main Road

Washingborough, Lincoln, LN4 1AU

£125,000

A two bedroomed end-terraced house positioned in this popular village location of Washingborough. The property has internal accommodation, which requires slight modernisation, to comprise of Inner Hallway, Lounge, fitted Dining Kitchen and First Floor Landing leading to two Bedrooms and Bathroom. Outside there is a parking area adjacent to the property and to the rear there is a small courtyard garden with a shed. The property benefits from gas central heating and UPVC double glazing. Viewing is recommended.



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

From Lincoln City Centre head south via the A15. Proceed along this road onto Canwick Road (B1188) and take the first left onto Washingborough Road. Follow Washingborough Road into the village of Washingborough. Upon entering the village on Main Road and 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

INNER HALLWAY

With stairs to the first floor landing, UPVC door to the front aspect, door to the lounge and wooden flooring.

LOUNGE

12' 4" x 14' 5" (3.78m x 4.40m) , with UPVC window to the front aspect, wooden flooring, log burner with tiled hearth, under stairs storage cupboard and door to kitchen.

KITCHEN

12' 0" x 8' 1" (3.67m x 2.48m) , with UPVC window to the side aspect, UPVC window and door to the rear aspect, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer, integral oven, four ring gas hob with extraction above, radiator, spaces for fridge and washing machine and wall mounted cupboards with complementary tiling below.

FIRST FLOOR LANDING

With doors to two bedrooms and bathroom and access to the roof void.

BEDROOM 1

10' 11" x 12' 11" (3.34m x 3.96m) , with UPVC window to the front aspect, radiator and over stairs storage cupboard.

BEDROOM 2

9' 10" x 6' 4" (3.02m x 1.94m) , with UPVC window to the rear aspect and radiator.

FAMILY BATHROOM

10' 10" x 6' 4" (3.31m x 1.95m) , with UPVC window to the side aspect, suite to comprise of bath, separate shower, WC and wash hand basin, tiled flooring and full height storage cupboard housing the gas central heating boiler.

OUTSIDE

To the rear of the property there is a low maintenance courtyard garden and shed. There is an off road parking space.





WEBSITE

Our detailed website show 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 Sils and Betteridge 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 Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto 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 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 roughly checked.

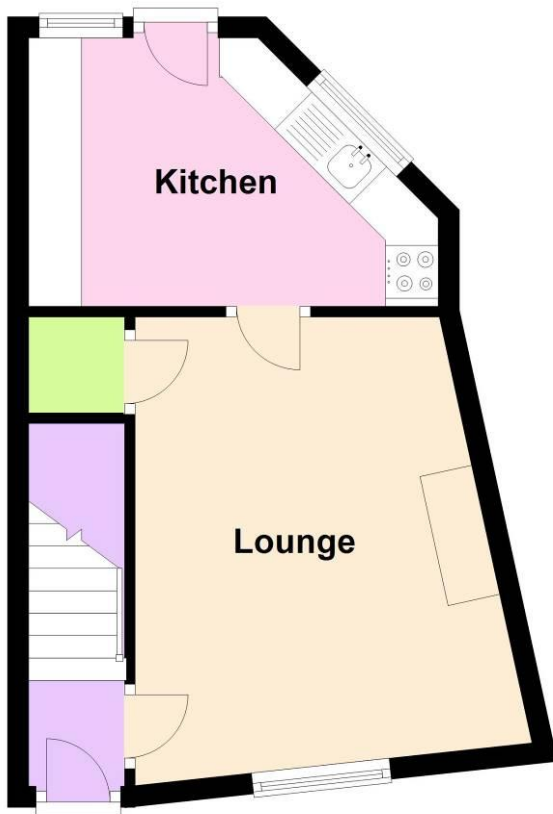
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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. 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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor



First Floor



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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.

