



42 Fen Road

Washingborough, Lincoln, LN4 1AD

£395,000

A detached family home situated in an excellent non-estate position within the ever popular village of Washingborough. The internal living accommodation briefly comprises of Entrance Porch, Main Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Downstairs Shower Room and First Floor Landing leading to four Bedrooms and Family Bathroom. Outside there are well maintained gardens to both the front and rear, large driveway and Double Garage. The property further benefits from impressive open views and viewing is highly recommended to appreciate the position within the village. The property is being sold with No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln along Canwick Road, at the traffic lights at the foot of Canwick Hill turn left towards Washingborough. Proceed into and through the centre of the village and taking you onto Fen Road. Proceed along Fen Road and the property can be eventually located on the right hand side. Alternative access via the New Eastern Lincoln Bypass, at the roundabout turn left onto the B1190 taking you into the village and eventually onto Fen Road.

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 a amenities including shops, schooling of all grades and leisure facilities. There is easy access to the South of Lincoln City and further extensive facilities.



ENTRANCE PORCH

With UPVC main entrance door, large UPVC window and tiled floor.

ENTRANCE HALL

With stairs to the first floor, coving to ceiling, double radiator and under stairs storage area.

LOUNGE

17' 6" x 12' 11" (5.33m x 3.94m) , with UPVC window to the front elevation, UPVC patio door and window to the rear elevation, single and double radiators, electric fire and fireplace surround.

DINING ROOM

11' 11" x 10' 11" (3.63m x 3.33m) , with UPVC window to the rear elevation, single radiator and coving to ceiling.



BREAKFAST KITCHEN

12' 10" x 9' 10" (3.91m x 3m) , fitted with a range of base and wall units, double oven and hob, tiled walls, sink unit and drainer, plumbing for washing machine and dishwasher, gas central heating boiler, single radiator, UPVC window to the rear elevation and UPVC side entrance door.

SHOWER ROOM

9' 6" x 7' 1" (2.9m x 2.16m) , with fitted shower cubicle, WC and wash hand basin, tiled walls, single radiator and UPVC window to the side elevation.

FIRST FLOOR LANDING

With UPVC window to the front elevation with impressive open views, single radiator, coving to ceiling and built-in storage cupboard.



HALF LANDING

With UPVC window to the side elevation.

BEDROOM

13' 0" x 9' 11" (3.96m x 3.02m) , with UPVC window to the rear elevation, single radiator, coving to ceiling and built-in double wardrobe.

BEDROOM

10' 9" x 10' 1" (3.28m x 3.07m) , with UPVC window to the rear elevation, single radiator, coving to ceiling, built-in double wardrobe and access to the roof void.

BEDROOM

10' 9" x 9' 11" (3.28m x 3.02m) , with UPVC window to the rear elevation, single radiator and coving to ceiling, wash basin with unit below, vanity desk, built-in wardrobes and airing cupboard housing the hot water cylinder.



BEDROOM

9' 11" x 7' 2" (3.02m x 2.18m) , with UPVC window to the front elevation with impressive open views, single radiator and coving to ceiling.

BATHROOM

9' 7" x 7' 3" (2.92m x 2.21m) , with suite to comprise of bath, WC and wash hand basin, single radiator, part tiled walls, coving to ceiling and UPVC window to the side elevation.



OUTSIDE

There are well maintained gardens to the front and rear. Front lawned garden and extensive driveway providing off road parking/hardstanding for vehicles and access to the Double Garage. Rear garden with lawned area, a wide variety of flowerbeds, shrubs and trees and a summer house.

DETACHED GARAGE

18' 9" x 18' 6" (5.72m x 5.64m) , with electric up and over door, lighting, power, UPVC door to the rear and window to the rear elevation.

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 - 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.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to 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 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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