



## 5 Willow Court

Washingborough, Lincoln, LN4 1AS

**£165,000**

A three bedroomed mid-town house located in the popular village of Washingborough, which lies to the east of the historic Cathedral and University City of Lincoln. The property has internal accommodation to comprise of Inner Hallway, Lounge, Kitchen Diner and First Floor Landing leading to three Bedrooms and Bathroom. Outside there is a courtyard to the front and a garden to the rear with a shed. Viewing of the property is recommended. The property is being sold with No Onward Chain.





**SERVICES**

All mains services available. Hot Air Central Heating.

**EPC RATING – D.**

**TENURE - Freehold.**

**VIEWINGS -** By prior appointment through Mundys.

**DIRECTIONS**

Heading out of Lincoln along the B1188, turn left onto B1190 and continue over the new eastern bypass roundabout and into the village of Washingborough. Continue through the village of Washingborough and turn left onto Willow Court where the property is located.

**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 UPVC door to the front aspect, stairs to the first floor landing and door to the lounge.

### LOUNGE

14' 1" x 11' 11" (4.30m x 3.64m), with UPVC window to the front aspect, gas fire with marble hearth and wooden surround, under stairs storage cupboard and door to the kitchen diner.

### KITCHEN DINER

9' 11" x 15' 7" (3.04m x 4.76m), with UPVC window and double doors to the rear garden, tiled flooring, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven and grill, four ring ceramic hob with extraction above, spaces for dishwasher, automatic washing machine, tumble dryer and fridge freezer, wall mounted cupboards with complementary tiling below and warm air central heating system.

### FIRST FLOOR LANDING

With doors to the bathroom and three bedrooms and airing cupboard housing the hot water tank and shelving.

### BEDROOM 1

13' 11" x 8' 7" (4.25m x 2.62m), with UPVC window to the front aspect, central fan and light.

### BEDROOM 2

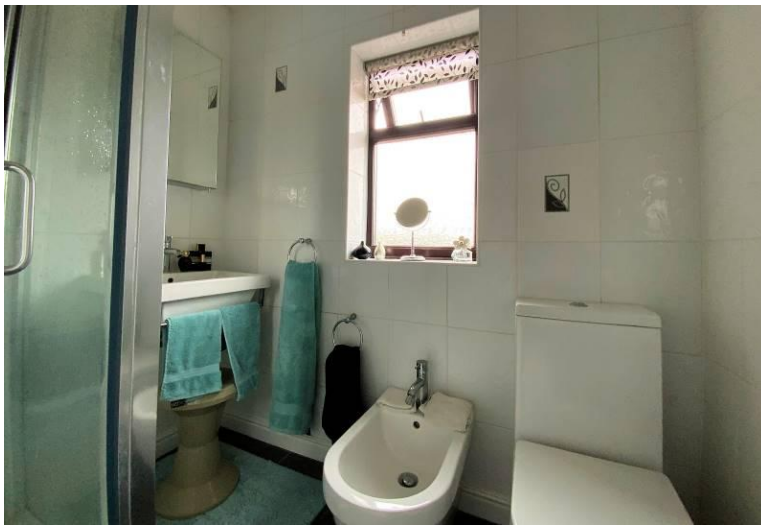
8' 6" x 9' 10" (2.60m x 3.02m), with UPVC window to the rear aspect, central fan and light.

### BEDROOM 3

6' 7" x 7' 4" (2.03m x 2.25m), with UPVC window to the front aspect and over stairs storage cupboard.

### BATHROOM

6' 7" x 5' 7" (2.03m x 1.71m), with UPVC window to the rear aspect, tiled flooring, tiled walls and suite to comprise of shower, WC, wash hand basin and bidet.



### OUTSIDE

To the front of the property there is a courtyard garden with gravelled beds and a path to the front door. To the rear there is a blocked paved seating area, shed and BBQ area.

#### 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](http://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 thoroughly checked.

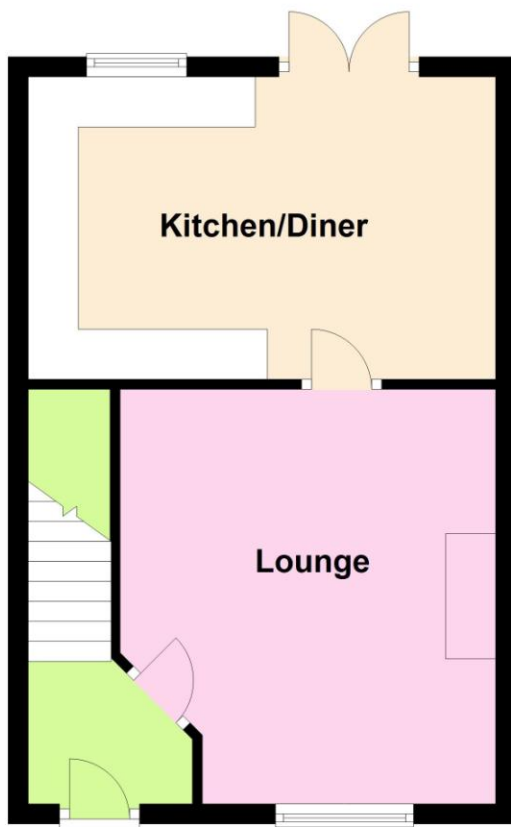
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If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice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

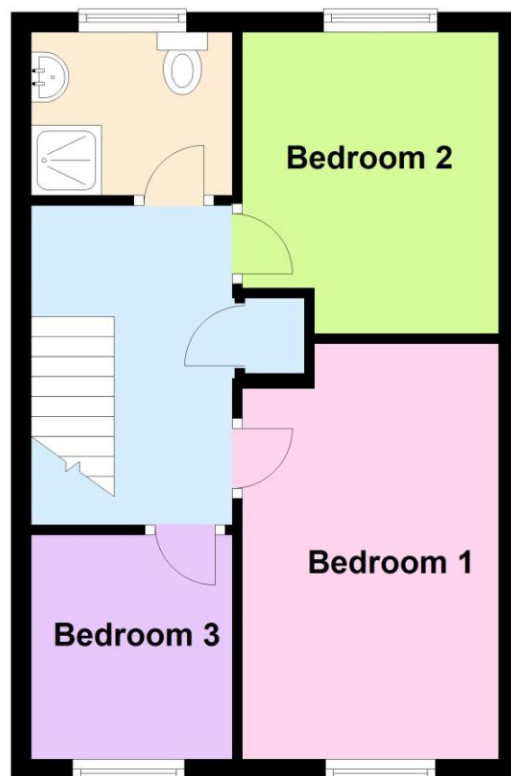
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## Ground Floor



## First Floor



For illustration purposes only.  
Plan produced using PlanUp.

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