



**46 Main Road**

Washingborough, Lincoln, LN4 1AU

**£185,000**

A well-presented two bedroomed mid-terraced cottage location within the popular village of Washingborough. The property has larger than average rooms which briefly comprise of bay fronted Lounge, Dining Room, Kitchen, WC and First Floor Landing leading two well-appointed Bedrooms and a large Family Bathroom. Outside there is a lawned garden to the rear. Viewing of the property is essential to appreciate the accommodation on offer.





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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**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 is located on the right 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.





#### SHARED ENTRANCE PASSAGE

With door to inner hallway.

#### INNER HALLWAY

With doors to the lounge and dining room and stairs to the first floor.

#### LOUNGE

12' 0" x 12' 11" (3.68m x 3.96m) , with walk-in UPVC bay window to the front aspect and radiator.

#### DINING ROOM

11' 9" x 12' 11" (3.59m x 3.96m) , with UPVC window to the rear aspect, wooden flooring, decorative fireplace, under stairs storage and door to the kitchen.



#### KITCHEN

7' 8" x 17' 10" (2.35m x 5.46m) , with two UPVC windows to the side aspect, door to the rear entrance, wooden laminate 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, four ring gas hob with extraction above, spaces for fridge, dishwasher and automatic washing machine, wall mounted cupboards with complementary splashbacks and a wall mounted gas fired central heating boiler (newly fitted).

#### REAR ENTRANCE

With UPVC door to the rear aspect, wooden flooring and doors to the kitchen and WC.



#### WC

With UPVC window, WC and wash hand basin, wooden flooring and a chrome towel radiator.

#### FIRST FLOOR LANDING

With doors to two bedrooms and bathroom.

#### BEDROOM 1

12' 11" x 11' 9" (3.96m x 3.60m) , with UPVC window to the front aspect, over stairs storage cupboard and radiator.

#### BEDROOM 2

11' 11" x 14' 1" (3.64m x 4.30m) , with two UPVC windows to the rear aspect and radiator.

#### BATHROOM

11' 6" x 7' 8" (3.52m x 2.35m) , with UPVC window to the side aspect, partly tiled walls, suite to comprise of bath, separate shower cubicle, WC and wash hand basin, radiator and a chrome towel radiator.

#### OUTSIDE

To the front of the property there is a walled courtyard garden. To the rear of the property there is a seating area and steps up to a lawned garden with flowerbeds and shed.



#### WEBSITE

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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.

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#### 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

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29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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