



11 Cromwell Close

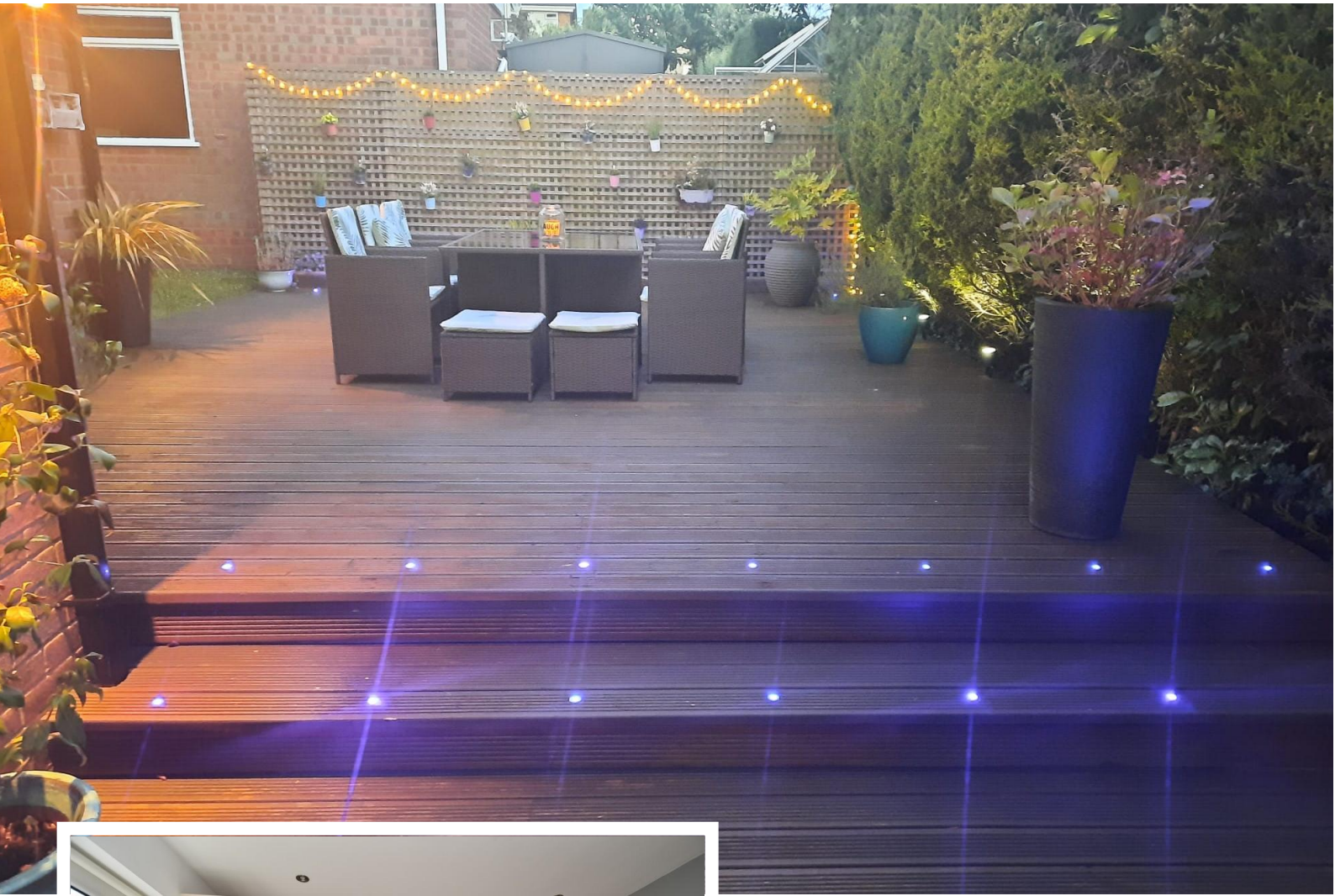
Washingborough, Lincoln, LN4 1EU

£357,500

A larger than average and well-presented five bedroomed detached family home positioned in this popular village of Washingborough. The property is approached via a newly laid block paved driveway providing off road parking and giving access to the Integral Single Garage. The property has internal accommodation to comprise of Entrance Porch, Inner Hallway, Study/Home Office, Ground floor WC, modern fitted Dining Kitchen with patio doors to the rear deck area, Lounge with decorative fireplace and the First Floor Landing giving access to five Bedrooms, En-suite to Main Bedroom and a Family Bathroom. The property is situated on a corner plot with gardens to the front, side and rear. Viewing is recommended.



Cromwell Close, Washingborough, Lincoln, LN4 1EU



SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Washingborough Road, continue over the Eastern Bypass and continue into Washingborough. Turn right onto Hillcroft, right onto Granson Way and then left onto Cromwell Close 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 a menities including shops, schooling of all grades and leisure facilities. There is easy access to the South of Lincoln City and further extensive facilities.

ENTRANCE

With UPVC window and doors to the front aspect, UPVC window and door to the inner hallway.



INNER HALLWAY

With stairs to the first floor landing, radiator and doors to the study/office, WC, kitchen diner and lounge.

STUDY/OFFICE

11' 10" x 4' 10" (3.62m x 1.49m x 2.81m Maximum), with UPVC window and door to the side aspect, radiator, work bench and door to the garage.

WC

5' 6" x 5' 7" (1.68m x 1.71m) , with WC, wash hand basin, vanity cupboard and chrome towel radiator.

KITCHEN DINER

10' 4" x 17' 7" (3.16m x 5.38m) , with UPVC windows to the side aspect, double UPVC doors to the rear garden, glass panelled doors to the inner hallway and lounge, 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, space for a range cooker, integral dishwasher and wall mounted cupboards with complementary tiling below.

LOUNGE

17' 2" x 13' 10" (5.24m x 4.23m) , with UPVC windows to the side and front aspects, decorative fireplace and radiator.

FIRST FLOOR LANDING

14' 9" x 6' 4" (4.52m x 1.95m) , with UPVC window to the side aspect and doors to the bedrooms and bathroom.



BEDROOM 1

14' 4" x 14' 1" (4.39m x 4.31m) , with UPVC window to the front aspect, radiator, fitted wardrobes and door to en-suite.



EN-SUITE

5' 7" x 14' 1" (1.71m x 4.30m) , with UPVC window to the rear aspect, suite to comprise of WC, wash hand basin with vanity cupboard, bath and separate shower, chrome towel radiator, tiled flooring and partly tiled walls.

FAMILY BATHROOM

6' 5" x 8' 2" (1.96m x 2.49m) , with UPVC window to the rear aspect, tiled flooring, partly tiled walls, chrome towel radiator and suite to comprise of bath with shower over, WC and wash hand basin with vanity cupboard.

BEDROOM 2

11' 0" x 10' 5" (3.36m x 3.20m) , with UPVC double glazed window to the rear aspect, radiator and fitted wardrobe.



BEDROOM 3

7' 5" x 10' 7" (2.27m x 3.23m) , with UPVC double glazed window to the side aspect, radiator and fitted wardrobe.

BEDROOM 4

10' 4" x 13' 3" (3.16m x 4.05m) , with UPVC double glazed windows to the front and side aspects and radiator.

BEDROOM 5

6' 5" x 8' 7" (1.97m x 2.64m) , with UPVC double glazed window to the front aspect and radiator.



OUTSIDE

To the front of the property there is a lawned garden with a newly laid block paved driveway providing off road parking and giving access to the Single Garage. To the rear of the property there is a deck seating area and to the side there is a lawned garden with flowerbeds.

GARAGE

20' 5" x 8' 5" (6.24m x 2.59m) , with electric roller door to the front aspect, UPVC window to the side aspect, power and lighting.

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

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 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:

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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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