



42e Lincoln Road

Washingborough, Lincoln, LN4 1EG

£189,950

This is a two bedroomed semi-detached modern bungalow situated in the popular village of Washingborough. The property has internal accommodation to comprise of Inner Hallway, Open Plan Living Dining Kitchen, Shower Room and two Bedrooms. Outside there is an allocated parking space and tiered garden with seating area, shed, vegetable plots and flower beds.





SERVICES

All mains services available. Gas central heating.

CHARGES

Ground Rent - £50.00 per annum.

We have been advised by the Vendor that there is no Service Charge payable.

EPC RATING – B.

TENURE - Leasehold.

999 year Lease from and including 1 January 2015.

VIEWINGS - By prior appointment through Mundys.

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.



DIRECTIONS

Leaving Lincoln south along Canwick Road, turn left where signposted Washingborough and at the roundabout proceed straight across. Continue along Lincoln Road into the village of Washingborough and the property can be located on the right hand side.

ACCOMMODATION

INNER HALLWAY

With uPVC window to the side, cloaks cupboard, radiator, doors to two Bedrooms and Shower Room and archway leading to the Open Plan Living Dining Kitchen.

OPEN PLAN LIVING DINING KITCHEN

14' 9" x 14' 1" (4.52m x 4.30m) With uPVC window to the side, uPVC double doors to the rear garden, radiator, fitted with a range of wall, base units and drawers with work surfaces over and complimentary tiling below, stainless steel sink unit and drainer with mixer tap, integral oven and four ring electric hob with extractor fan over, integral fridge and freezer, space for an automatic washing machine, radiator and access to roof void.

BEDROOM 1

8' 3" x 9' 8" (2.53m x 2.95m) With uPVC window to the front, radiator and fitted wardrobes.

BEDROOM 2

5' 11" x 10' 3" (1.81m x 3.14m) With uPVC window to the side, radiator and fitted wardrobe.

SHOWER ROOM

8' 4" x 4' 7" (2.55m x 1.40m) With suite to comprise of shower, WC and wash hand basin, chrome towel radiator and radiator.

OUTSIDE

To the front of the property there is an allocated parking space. To the side there is gated access to the rear which has a tiered garden with a paved seating area, decorative gravelled areas, vegetable plots, flower beds and shed.



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

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

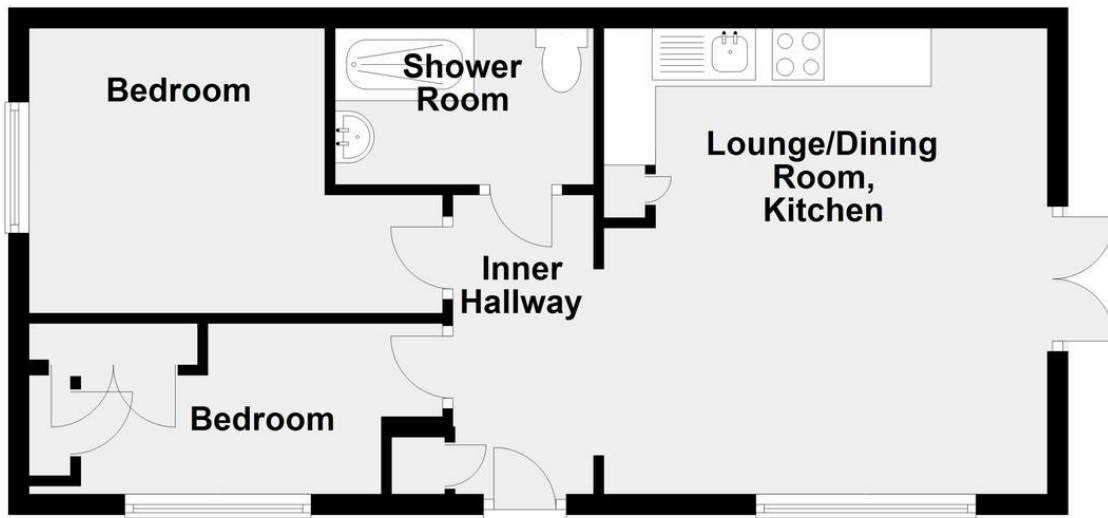
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



Total area: approx. 44.3 sq. metres (477.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundy's Estate Agents
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 are 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.

