



56 Granson Way

Washingborough, Lincoln, LN4 1EY

£240,000

NO ONWARD CHAIN - A detached bungalow situated in this popular location with the sought after village of Washingborough and being close to all the village amenities and the Lincoln Eastern Bypass, whilst also having easy access to Lincoln City Centre. Internally, the property offers living accommodation to briefly comprise of Porch, Hallway, Lounge, Dining Room, three Bedrooms, Shower Room and separate WC. Outside there are gardens to both the front and rear and a driveway to the side providing off road parking and giving access to the attached Single Garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING — E

COUNCIL TAX BAND — C

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln on Canwick Road and turn left where signposted Washingborough. Continue along and proceed into the village and turn right on to Hillcroft and then bear right on to Granson Way, following the road round and the property can be found 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.



NOTE

The photographs used in the marketing of this property were taken prior to the tenancy in 2018.

PORCH

With uPVC double glazed doors to front and rear elevations and access to the Garage.

HALLWAY

With access to roof void, radiator and airing cupboard housing the gas fired central heating boiler.

KITCHEN

11' 8" x 9' 4" (3.56m x 2.84m) With uPVC double glazed window to side elevation, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, 1 1/2 bowl stainless steel sink unit and drainer, integral oven and four ring electric hob with extractor fan over, plumbing and space for a washing machine and dishwasher and space for a fridge freezer.

DINING ROOM

9' 4" x 8' 2" (2.84m x 2.49m) With uPVC double glazed window to side elevation and radiator.

LOUNGE

18' 0" x 12' 4" (5.49m x 3.76m) With uPVC double glazed window to front elevation, fire surround and hearth with electric fire inset and radiator.

BEDROOM 1

12' 6" x 11' 11" (3.81m x 3.63m) With uPVC double glazed window to rear elevation and radiator.

BEDROOM 2

15' 0" x 9' 2" (4.57m x 2.79m) With uPVC double glazed sliding doors to rear elevation and radiator.

BEDROOM 3

8' 6" x 7' 5" (2.59m x 2.26m) With timber window to side elevation and radiator.

SHOWER ROOM

8' 4" x 4' 11" (2.54m x 1.5m) With uPVC double glazed window to side elevation, tiled floor, fully tiled walls, suite to comprise of low level WC, vanity wash hand basin and walk-in shower cubicle, radiator and spotlights to ceiling.

WC

5' 6" x 2' 10" (1.68m x 0.86m) With uPVC double glazed window to side elevation, tiled floor and low level WC.

OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side providing off road parking and giving access to the attached Single Garage. To the rear of the property there is a patio seating area, lawned garden and a variety of mature shrubs and trees.

GARAGE

19' 11" x 8' 7" (6.07m x 2.62m)





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CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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.

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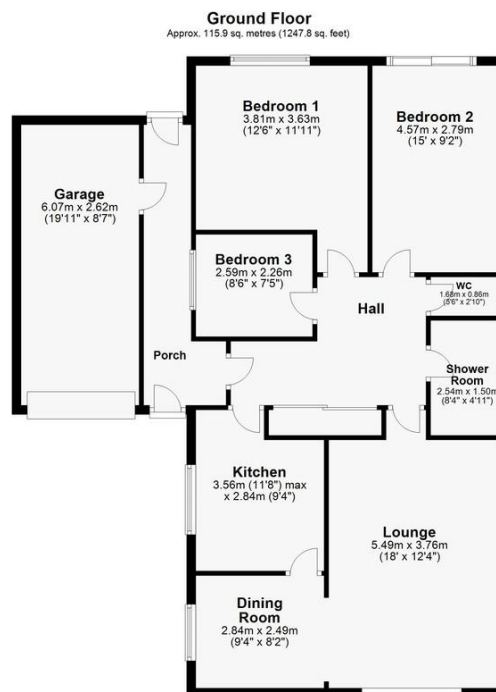
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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.

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Total area: approx. 115.9 sq. metres (1247.8 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

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