



16 Church Hill

Washingborough, Lincoln, LN4 1EJ

£465,000

Situated in an exclusive secure and gated development of just four properties in the sought after village of Washingborough, the property has off road parking and a Single Garage. Internally the high specification and flexible living accommodation is spread over three storeys and briefly comprises of Entrance Hallway, Open Plan Living Kitchen, Utility Room, Cloak Room, Sun Room and Sitting Room. First Floor Landing leading to four Bedrooms, En-Suite Shower Rooms to Bedrooms 1 and 2 and Family Bathroom. Second Floor Landing leading to two further Bedrooms. The property further benefits from enclosed gardens to the rear with landscaped patio seating areas. Viewing of the property is essential to appreciate the standard of accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Upon entering the village of Washingborough from Lincoln on the B1190, at the mini roundabout turn right on to Church Hill and proceed along. The exclusive development can be found on the right hand side, easily located by the Mundys For Sale Board.

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

ENTRANCE HALLWAY

With double glazed external door and window to front elevation, laminate flooring, stairs to the First Floor Landing, radiator, coving to ceiling, spotlights and doors leading to the Open Plan Living Kitchen and Lounge.

OPEN PLAN LIVING KITCHEN

LOUNGE

18' 2" (into bay) x 12' 9" (5.54m x 3.89m) With double glazed window to front elevation, fireplace and surround with gas fire inset, radiator and coving to ceiling.

KITCHEN AREA

19' 8" x 12' 5" (5.99m x 3.78m) With laminate flooring, fitted with a range of wall, base units and drawers with granite work surfaces over, 1 1/2 bowl stainless steel sink unit and drainer, integral oven and four ring gas hob with extractor fan over, integral dishwasher, space for an American style fridge freezer, radiator, spotlights, opening to the Living Area and doors to the Sitting Room, Utility Room and Sun Room.



LIVING AREA

12' 9" x 11' 2" (3.89m x 3.4m) With double glazed window to rear elevation, laminate flooring, radiator, coving to ceiling and spotlights.



UTILITY ROOM

7' 1" x 5' 7" (2.16m x 1.7m) With wall and base units with work surfaces over, plumbing and spaces for washing machine and tumble dryer, airing cupboard housing the hot water cylinder and cupboard space housing the wall mounted gas fired central heating boiler, spotlights and door to the Cloak Room.

CLOAK ROOM

With double glazed window to side elevation, laminate flooring, low level WC, wash hand basin, radiator and spotlights.



SUN ROOM

14' 3" x 10' 0" (4.34m x 3.05m) With uPVC double glazed windows and double doors leading to the rear garden, laminate flooring, radiator and power points.

SITTING ROOM

17' 0" x 9' 6" (5.18m x 2.9m) With double glazed door and windows to front elevation, radiator, coving to ceiling and spotlights.



FIRST FLOOR LANDING

With banister rail, stairs to the Second Floor Landing, coving to ceiling, spotlights and doors leading to four Bedrooms and Family Bathroom.

BEDROOM 1

17' 3" x 13' 0" (5.26m x 3.96m) With double glazed windows to rear and side elevations, built-in wardrobe, radiator, coving to ceiling, spotlights and door leading to the En-Suite Shower Room.

EN-SUITE SHOWER ROOM

8' 1" x 5' 8" (2.46m x 1.73m) With double glazed window to rear elevation, suite to comprise of low level WC, wash hand basin with cupboard space below and bath with shower over, partly tiled walls, heated towel rail, spotlights and extractor fan.



BEDROOM 2

13' 3" x 12' 4" (4.04m x 3.76m) With double glazed window to front elevation, radiator, coving to ceiling, spotlights and door to the En-Suite Shower Room.

EN SUITE SHOWER ROOM

With suite to comprise of low level WC, wash hand basin with cupboard space below and walk-in shower cubicle, heated towel rail, partly tiled walls, spotlighting and extractor fan.



BEDROOM 3

13' 4" x 10' 3" (4.06m x 3.12m) With double glazed window to front elevation, built-in wardrobe, radiator, coving to ceiling and spotlights.

BEDROOM 4

10' 3" x 8' 8" (3.12m x 2.64m) With double glazed window to rear elevation, radiator, coving to ceiling and spotlights.

FAMILY BATHROOM

9' 2" x 6' 5" (2.79m x 1.96m) With suite to comprise of low level WC, wash hand basin with cupboard space below and bath with shower over, partly tiled walls, heated towel rail, spotlights and extractor fan.



SECOND FLOOR LANDING

With doors leading to two Bedrooms.

BEDROOM 5

14' 3" x 13' 9" (4.34m x 4.19m) With double glazed window to front elevation, Velux window to rear elevation, radiator and spotlights.

BEDROOM 6

14' 3" x 13' 1" (4.34m x 3.99m) With Velux window to front elevation, four Velux windows to rear elevation, radiator and spotlights.



OUTSIDE

To the front of the property there is a driveway providing off road parking and giving access to the Single Garage. To the rear of the property there are attractive lawned gardens with raised patio seating area and flower beds containing a variety of plants, shrubs and trees.

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.

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

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Floorplan to Follow

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