



9 School Lane

Washingborough, LN4 1BL

£455,000

An excellent detached period home which has been greatly extended and altered by the current owners. The property is located in this sought after position within the centre of the ever popular village of Washingborough. The spacious living accommodation briefly comprises of Main Entrance Hall with Study, spacious Lounge and Open Plan fitted Kitchen and Dining Area, approx. 20ft Sitting Room/Games Room, Utility Room, Downstairs Shower Room and First Floor Landing leading to Four Bedrooms, En-suite Bathroom to the Master Bedroom and Family Bathroom. Outside the property is situated in a pleasant corner position with lawned gardens to the front, side and rear. There is a gated gravelled driveway/hardstanding area to the side of the property providing access to the Detached Double Garage. The property further benefits from gas central heating and viewing is highly recommended to appreciate this pleasant position within the village of Washingborough.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading south out of Lincoln on the A15, at the traffic lights with South Park proceed straight across on the B1188 and eventually turning left onto B1190 Washingborough Road. Continue along Washingborough Road, proceed straight across the new Eastern Bypass roundabout and continue along the B1190 into the village of Washingborough. Proceed straight across the first mini-roundabout in the village and continue along turning right onto the High Street. Proceed up the High Street turning left onto School Lane where the property be eventually located.





LOCATION

The property is situated within this excellent position within the centre of this ever popular village. Washingborough lies 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 and leisure facilities.

ENTRANCE HALL

With main entrance door and double glazed side window, stairs to the first floor and double radiator.

STUDY

9' 5" x 7' 3" (2.87m x 2.21m) , with double glazed window to the side elevation, single radiator and telephone point.



LOUNGE

18' 8" x 16' 8" (5.69m x 5.08m) , with two double glazed windows to the front elevation, double glazed window to the side elevation and two double glazed windows to the rear elevation, feature wood burner, Inglenook stone fireplace and hearth and feature exposed stone wall.

OPEN PLAN KITCHEN DINER

18' 6" x 16' 7" (5.64m x 5.05m) , fitted with a range of quality kitchen base and wall units incorporating large drawers and tall fitted cupboard. Fitted appliances to include oven, combination oven and warming drawer, integral fridge freezer and dishwasher, fitted hob with extractor hood. There is also a central island, inset spotlights, feature wall radiator, three double glazed windows to the front elevation, one of which represents an entrance door and double glazed window to the side elevation.



GAMES/SITTING ROOM

20' 1" x 16' 5" (6.12m x 5m) , with double glazed Patio/French doors with side windows, two double glazed windows to the side elevation, two radiators, inset spotlights and oak wood flooring.

UTILITY ROOM

10' 6" x 6' 3" (3.2m x 1.91m) , fitted base units, sink unit and drainer, plumbing for washing machine, Ideal gas central heating boiler, extractor fan, single radiator, quarry tiled floor and double glazed window to the side elevation.

SHOWER ROOM

With suite to comprise of fitted shower cubicle, WC and wash hand basin, towel radiator and double glazed window to the side elevation.

FIRST FLOOR LANDING

With double glazed window to the side elevation, double radiator, built-in storage cupboard and eaves storage areas.

BEDROOM

15' 11" x 15' 6" max measurement excluding the sloping ceiling (4.85m x 4.72m) , with double glazed window to the side elevation and double radiator.





EN-SUITE BATHROOM

With suite to comprise of bath, WC and wash hand basin, part tiled surround and Velux window.

BEDROOM

13' 10" to wardrobe x 20' 5" max measurement into door recess x 12' 4" max measurement excluding the sloping ceiling (4.22m x 6.22m x 3.76m), with double glazed window to the side elevation, double radiator, fitted low level cupboards, double wardrobe and built-in storage area.

BEDROOM

12' 4" x 9' 4" max measurement excluding the sloping ceiling (3.76m x 2.84m), with double glazed window to the side elevation and single radiator.



BEDROOM

8' 11" x 7' 5" max measurement excluding the sloping ceiling (2.72m x 2.26m), with Velux window and single radiator.

BATHROOM

With suite to comprise of bath with shower attachment, WC and wash hand basin, single radiator, Velux window and part tiled surround.

OUTSIDE

The property is situated in this excellent corner position within the centre of this ever popular village of Washingborough. There are lawned gardens to the front and side and extensive gated gravelled driveway/hardstanding providing ample off road parking and giving access to the Detached Double Garage. Rear garden with lawned area and flowerbeds. There is a further gravelled side pathway with a variety of shrubs and outside tap.

DETACHED DOUBLE GARAGE

17' 9" x 16' 9" (5.41m x 5.11m), with electric up and over door, lighting and power.



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NOTE

1. None of these 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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