



2 Enderby Close

Washingborough, Lincoln, LN4 1ET

£270,000

This is a four bedroomed detached family home located in the popular village of Washingborough. The property sits on a slightly elevated plot enjoying views over the village from the front and countryside to the rear. Internally the property has accommodation to briefly comprise of Entrance Porch, Inner Hallway, Lounge, Dining Room, Conservatory, Kitchen, Utility Room and First Floor Landing leading to four Bedrooms, En-Suite to Bedroom One and Family Bathroom. Outside there is lawned garden and driveway to the front providing off road parking and giving access to the Integral Garage. To the rear there is a paved seating area and lawned garden. Viewing if highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln on the B1188 Canwick Road and turn left on to the B1190 Washingborough Road. Proceed into the village of Washingborough, turn right on to Hillcroft, right again on to Granson Way and then right again on to Enderby Close where the property can be 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 amenities including shops, schooling of all grades and leisure facilities. There is easy access to the South of Lincoln City and further extensive facilities.



ENTRANCE PORCH

With leaded uPVC window and doors to the front and door and window to the Inner Hallway.

INNER HALLWAY

With wooden laminate flooring, stairs to the First Floor Landing, under stairs storage cupboard and doors leading to the Lounge and Kitchen and radiator.

LOUNGE

14' 05" x 13' 00" (into bay) (4.39m x 3.96m (into bay)) With uPVC leaded bay window to the front aspect enjoying views over the village, gas fire with marble hearth and decorative surround, archway to the Dining Room and radiator.

DINING ROOM

11' 2" x 9' 10" (3.4m x 3m) With uPVC sliding doors to the Conservatory, archway to the Lounge, radiator and doorway to the Kitchen.

CONSERVATORY

11' 6" x 11' 6" (3.51m x 3.51m) With tiled flooring and dwarf brick wall with uPVC windows and double doors to the rear garden.

KITCHEN

11' 6" x 9' 11" (3.51m x 3.02m) With uPVC window to the rear aspect, doors to the Utility Room and Inner Hallway, doorway to the Dining Room, tiled floor, partly tiled walls, chrome towel radiator, fitted with a range of wall, base units and drawers with work surfaces over, sink unit and drainer with mixer tap, double oven and grill, four ring gas hob with extractor fan over and spaces for a fridge, freezer and automatic washing machine.

UTILITY ROOM

9' 07" x 7' 8" (2.92m x 2.34m) With uPVC window and door to the rear garden, door to the Kitchen, courtesy door to the Integral Garage, tiled floor, fitted with base units with work surface over, space for a tumble dryer and space for a tall fridge freezer.

FIRST FLOOR LANDING

With doors to four Bedrooms, Family Bathroom and airing cupboard.

BEDROOM 1

17' 08" x 7' 08" (5.38m x 2.34m) With uPVC leaded window to the front aspect enjoying views over the village, radiator and door to the En-Suite Shower Room.

EN-SUITE

7' 8" x 5' 5" (2.34m x 1.65m) With uPVC window to the rear aspect, suite to comprise of WC, wash hand basin in vanity unit and shower cubicle, towel radiator, tiled floor and tiled walls.

BEDROOM 2

12' 2" x 11' 8" (3.71m x 3.56m) With uPVC leaded window to the front aspect enjoying views over the village, fitted wardrobes and radiator.





BEDROOM 3

12' 3" x 11' 5" (3.73m x 3.48m) With uPVC window to the rear aspect and radiator.

BEDROOM 4

9' 3" x 8' 7" (2.82m x 2.62m) With uPVC leaded window to the front aspect enjoying views over the village and radiator.

FAMILY BATHROOM

9' 1" x 5' 5" (2.77m x 1.65m) With uPVC window to the rear aspect, suite to comprise of bath, WC and wash hand basin in vanity unit, partly tiled walls and radiator.

OUTSIDE

To the front of the property there is a lawned garden and driveway providing off road parking and giving access to the Integral Garage. To the rear there is a paved seating area, lawned garden and flower beds.

INTEGRAL GARAGE

With up and over door to the front aspect, power and lighting.



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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 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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Approximate net internal area: 1355.6 ft² (1489.14 ft²) / 125.94 m² (138.34 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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