



Pitts Road, Washingborough, Lincoln

£185,000


MARTIN&CO

Pitts Road, Washingborough,
Lincoln

House - Mid Terrace
3 Bedrooms, 3 Bathroom

£185,000

Date Available:
Deposit:

- Three Bedroom Terraced Home
- Off Road Parking
- Good Sized Rear Garden
- Ground Floor Bathroom
- First Floor WC
- Village Location
- Non-Estate Position
- No Onward Chain
- Council Tax - A / Freehold
- EPC - D

Three bedroom terraced home enjoying a non estate position within the popular village of Washingborough. Comprising internally of a lounge, dining room, kitchen and ground floor bathroom with three bedrooms to the first floor plus a WC. Off road parking for two vehicles and a garden. No chain.



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Washingborough village is located to the south of the city of Lincoln offering schooling, shops and public houses whilst being within easy commutable distance into the city.

EPC Rating - D
Council Tax Band - A
Tenure - Freehold

ENTRANCE
PVC entrance door, matwell flooring, mains consumer unit and stairs rising to the first floor.

LOUNGE
11'10" x 11'3"
PVC window to the front aspect, carpet flooring, radiator and a pendant fitting.

DINING ROOM
12'3" x 12'3"
PVC window to the rear aspect, carpet flooring, radiator and a pendant fitting plus an under stairs storage cupboard.

KITCHEN
14'4" x 6'7"
Base and eye level units with a roll top work surface, tiled splash back and an inset stainless steel sink and drainer. Fitted oven, gas hob and extractor over, integrated dishwasher and a fridge freezer plus further space and plumbing for a washing machine. PVC window and door to the side aspect, laminate flooring, radiator, Worcester combination boiler and a pendant fitting.

BATHROOM
10'2" x 6'7"
Four piece bathroom suite comprising of a low level WC, pedestal wash basin, panel bath and a mains fed walk in shower cubicle. PVC side window, radiator, tiled flooring, light fitting and extractor.

STAIRS/LANDING
Carpet flooring, pendant fitting and loft hatch access.

BEDROOM
12'0" x 11'2"
Carpet flooring, PVC window to the front aspect, radiator, pendant fitting and an integrated wardrobe.

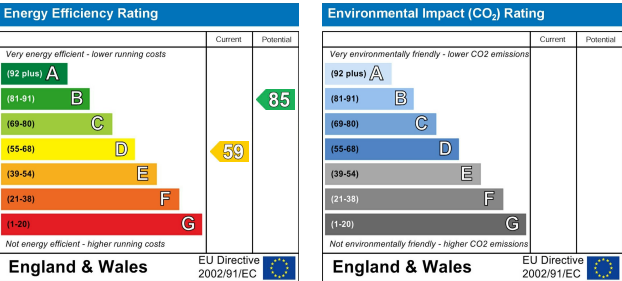
BEDROOM
9'4" x 8'1"
Carpet flooring, PVC window to the rear aspect, radiator and a pendant fitting.

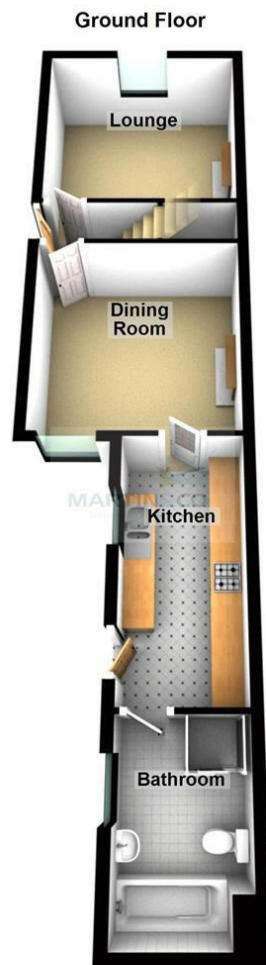
BEDROOM
9'3" x 7'0"
Carpet flooring, PVC window to the rear aspect, radiator and a pendant fitting.

WC
4'0" x 2'7"
Low level WC, wall mounted sink, vinyl flooring, radiator and a pendant fitting.

OUTSIDE
To the front is a small planted garden leading to the shared passageway. The rear offers a long mature garden being mainly laid to lawn with planted borders. Garden shed is included within the sale. The garden is gated to the rear accessing the concrete driveway for off road parking.

FIXTURES & FITTINGS





The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.