

9, Leicester Close

Washingborough, Lincoln, Lincolnshire, LN4 1DS

BELL







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This exceptionally well-presented and thoughtfully improved detached 2/3-bedroom bungalow occupies an elevated position within a quiet cul-de-sac in the popular south Lincoln village of Washingborough. Offering flexible and spacious accommodation, the property is ideally suited to those seeking comfortable single storey living without compromising on reception space or entertaining areas.

The accommodation includes an attractive lounge opening into a dining room, a stylish contemporary kitchen, utility room and cloakroom, two generous double bedrooms, a beautifully appointed shower room, together with a versatile study which could equally serve as a third bedroom. To the rear, a delightful garden room enjoys lovely views over the beautifully landscaped south-facing garden, creating a wonderful space in which to relax throughout the year.

ACCOMMODATION

Entrance Lobby
having obscure double glazed panelled front entrance door, radiator and inset ceiling spotlights fittings. Doors through to bedroom and utility room. Wide archway through to







Wide Central Hall
with built-in cloaks cupboard space to one wall with floor to ceiling sliding panelled doors; Wood style laminate floor covering, access to roof space, coving, and radiator.

Lounge
with a very pleasant view down over the front garden and across the close from the bow window; attractive fireplace with marble style surround, back and hearth with a Dimplex electric fire inset; coving and radiator. Archway through to adjoining

Dining Room
overlooking the front garden and beyond homes in the close towards the countryside of the Witham Valley on the horizon; coving and radiator. Glazed panelled door through to

Kitchen
having a westerly aspect; an eye-catching contemporary style fitted kitchen comprising; single drainer one and a half bowl sink unit with cupboard space and concealed Lamona dishwasher beneath, and fitted work surface with cupboard space, tier of four drawers and wine rack below, above a wall cupboard with an end shelf unit. The work surface extends around the adjoining wall with cupboard space and a storage alcove below, space between units for a modern contemporary design style Flavel cooker, with brushed steel cooker hood, wall cupboard and shelf space above. A further area of work surface to one wall with drawer and cupboard space beneath, wall cupboard and shelf space above and to one corner a built-in concealed fridge/freezer. Tiled splash back and a fluorescent lighting strip. Glazed panelled door to central hallway.

Utility Room
with work surface areas having cupboard space below, a range of wall units and shelf space and room to one corner for a fridge/freezer as required. Wood style laminate flooring in part, panelled ceiling and fluorescent lighting strip. Obscure double-glazed panelled door through to Garage and door to

Cloakroom
comprising wash hand basin with toiletry cabinet below, low level WC, wood style laminate flooring and panelled ceiling.







Bedroom 2
with a very pleasant southerly outlook over the rear garden; coving and radiator.

Bedroom 1
having a southerly view into the delightfully presented rear garden; fitted wardrobe space across one wall with floor to ceiling sliding panelled doors, one with a large dressing mirror; coving and radiator

Shower Room
having attractive contemporary appointment comprising a good-sized shower cubicle set across one wall with appropriate shower fitting and full height wall tiling, wash hand basin with toiletry cabinet below and low-level WC with concealed cistern. Tiling to all walls to full height, illuminated toiletry mirror, radiator, inset ceiling spotlights and extractor vent.

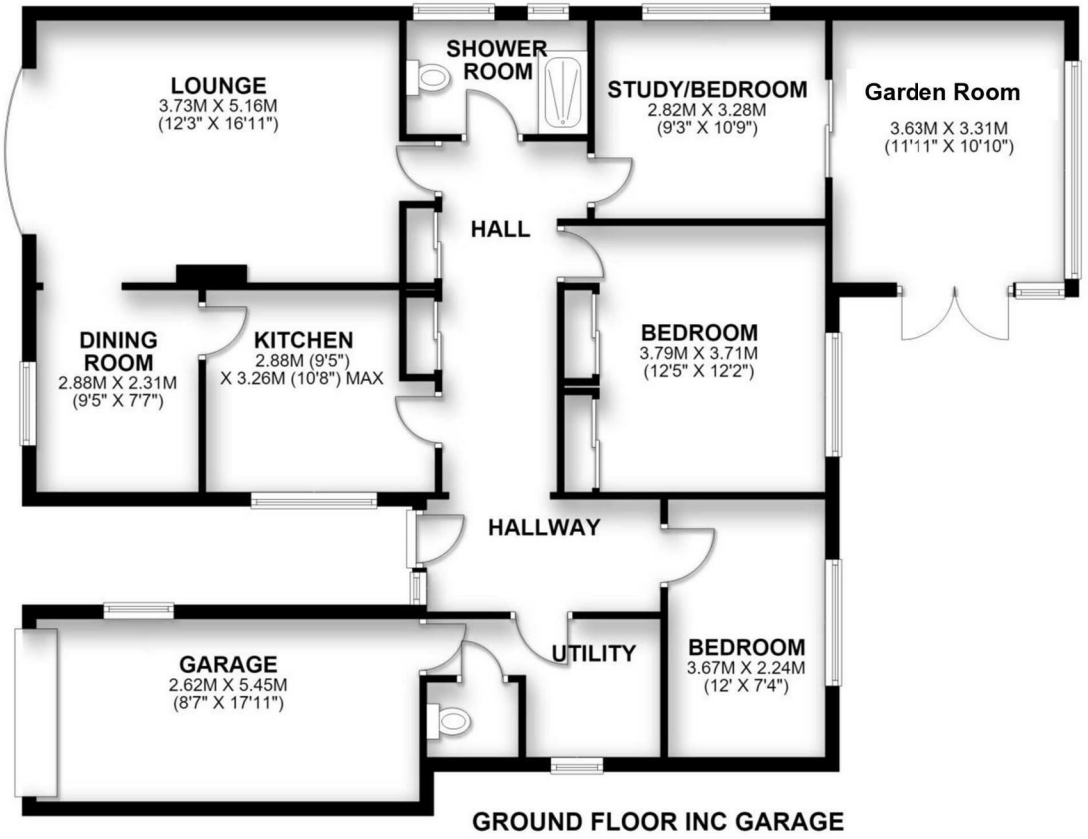
Study
predominantly now utilised as reception space and having a westerly outlook through the adjoining garden room from the sliding patio window, coving and radiator

Delightful Garden Room
with most appealing southerly and westerly views over the rear garden; French doors providing access out onto the garden patio area, panel ceiling, wood style laminate flooring, coving, radiator and wall light fittings.

Outside
The bungalow stands in an elevated position above the Close and is approached across a rising block paved driveway which provides more than ample parking space for both family and visitors as well as access to the Integral Garage having a roller blind electric door, space and plumbing for laundry white goods, fluorescent lighting strip and power. Obscure double-glazed panelled service door through to the accommodation.

The front garden has been laid to lawn with hedging to the road frontage and accompanying flowerbeds and borders containing an attractive range of shrubs and flowering plants, including ornamental conifers and grasses, lavender and yet more.

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GROUND FLOOR INC GARAGE

TOTAL AREA: APPROX. 123.8 SQ. METRES (1332.7 SQ. FEET)





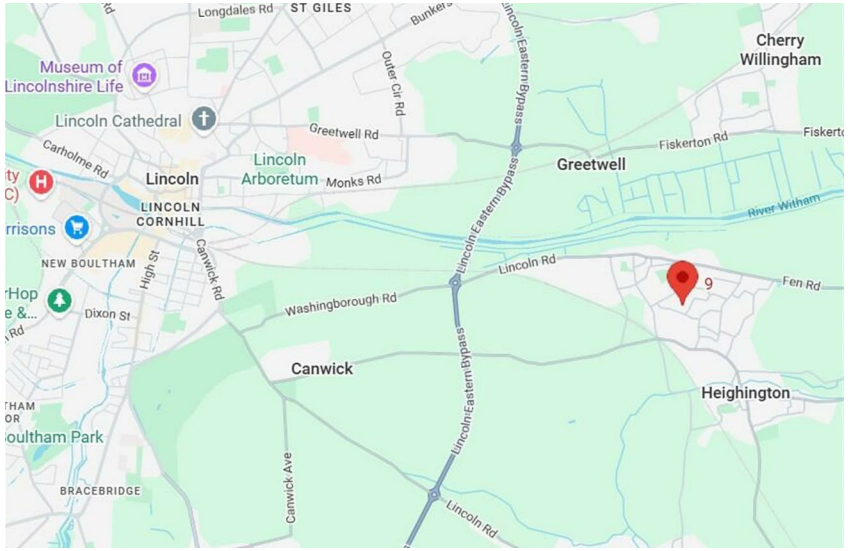




There is a pedestrian footpath which runs from the front of the bungalow down its eastern elevation through to the wonderful rear garden which has been attractively landscaped and is well enclosed and surprisingly private for such a residential location. Adjoining the rear western elevation of the bungalow there is a good size paved patio terrace with an accompanying shading veranda onto which the French doors of the garden room open. There is an accompanying area of formal lawn with flowerbeds and borders containing buddleia, ornamental conifers, clematis, berberis, honeysuckle, hydrangea, to name a few. There is a useful garden shed set to one corner, an exterior light fitting, power point and a water tap.



Washingborough is one of Lincoln's most desirable villages, offering an excellent range of amenities including highly regarded schools, doctor's surgery, supermarkets, cafés, public houses and a variety of local shops. The historic Cathedral City of Lincoln lies approximately four miles to the north, while the nearby Eastern Bypass provides excellent road connections around the city and beyond. The village is also particularly convenient for RAF Waddington and other service bases in the area.



COUNCIL TAX: – Tax band: C

ENERGY PERFORMANCE RATING; D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Sales office
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