



**King & Co.**  
ESTATE AGENTS

11 PITTS ROAD, WASHINGBOROUGH, LINCOLN,  
LN4 1BH  
£449,950





This unique non-estate Barker built spacious bungalow enjoys a discrete concrete drive entrance situated off school Lane. The driveway leads on to a gravelled parking area which widens to create generous off street parking for numerous vehicles including motorhome and or caravan and then allowing access to the spacious, modern garage

#### **ENTRANCE HALL**

Having UPVC glaze panelled door to both front and rear elevations, picture window providing views out to the spacious front garden, fitted storage cupboard, further double cupboard for coats and boots, radiator and wood effect laminate flooring.

#### **SITTING ROOM**

17' 2" x 12' 11" (5.25m x 3.96m) Boasting a picture window framing the superb view out to the mature and manicured garden, wood burning stove to one corner, ten flush ceiling down lighters, radiator, Virgin Media and telephone point and power points.

#### **KITCHEN/DINER**

23' 1" x 12' 10" (7.04m x 3.92m) (max) Enjoying a comprehensive range of modern units including; ceramic sink and drainer unit inset to work surface with double cupboard and feature pull out rack below while the work surface continues along the neighbouring wall having cupboards and drawers below with Stoves cooking range inset with five ring gas burner, double oven and grill.



Opposite is a further work surface with a range of units both above and below including space for dishwasher, fridge and freezer. Also with; coving, radiator, spacious dining area, TV aerial point and tiled flooring.

#### **UTILITY ROOM**

4' 3" x 5' 10" (1.32m x 1.78m) With matching fitted units to those in the kitchen including; work surface to one wall having double cupboard and space for automatic washing machine below and cupboards above.

Also with; window to rear elevation, wall hung Worcester condensing combination boiler, appropriate wall tiling and tiled flooring.

#### **BATHROOM**

7' 1" x 8' 2" (2.18m x 2.49m) Having been overhauled by the current owners to offer a quality four piece suite including; Spa bath with centre chrome mixer taps, separate corner shower enclosure with drench head shower, low level WC, wall hung wash hand basin.

Also with; appropriate wall tiling, chrome ladder effect heated towel rail, six flush ceiling down lighters and tiled flooring.

#### **MASTER BEDROOM**

12' 10" x 9' 10" (3.93m x 3.02m) Having been extended by the current owners to now offer a master bedroom suite including; UPVC double doors allowing access out to the adjacent garden patio, radiator, TV aerial point, coving and archway through to;

#### **DRESSING ROOM**

With contemporary style fitted wardrobes with shelving and hanging rails, part sloping ceiling with Velux window, radiator, four flush ceiling down lighters and door to

#### **ENSUITE**

4' 4" x 8' 7" (1.34m x 2.64m) Having been designed with luxury in mind, this wet room themed en suite boasts walk in shower with drench head shower unit and glazed semi partition, wash hand basin inset to vanity unit with double cupboard below, low level WC, chrome ladder effect heated towel rail, part sloping ceiling with Velux window, four flush ceiling down lighters and being tiled to all walls and floor.

#### **BEDROOM 2**

9' 10" x 9' 6" (3.01m x 2.91m) With window to rear elevation, fitted sliding door wardrobes to part of one wall, coving, radiator and carpet.

#### **BEDROOM 3**

7' 4" x 9' 6" (2.26m x 2.91m) Having window to rear elevation looking out to the private rear garden, access to loft space with pull down ladder, radiator and carpet.

#### **OUTSIDE**

This genuinely unique home boasts a most enviable plot. Standing relatively central to the village yet enjoying the





peace and space of a rural property, The plot must be seen to be fully appreciated.

Being predominantly laid to lawn boasting mature well clipped hedging to boundaries helping to create a good standard of privacy whilst retaining a natural backdrop. To one corner stands A barn style timber garden shed (3.65m x 2.98m) with double outward opening doors and window to side elevation. To one side are a number of log stores discreetly situated for the wood burning stove in the Sitting Room.

To the rear of the property the owners have created a private entertaining area which includes a spacious raised decked area currently being used to house a spacious outdoor seating area and five person hot tub (not included in sale). A further paved patio seating stands just off the decking creating a further private seating area.

The decking and gravelled driveway both allow access to the modern garage. Having been built and designed by the current owners to give real flexibility to its future purpose by being built to house build regulations in the agents opinion this could be an ideal annexe or the possibility of having a first floor office (subject to all necessary planning and building revaluations).

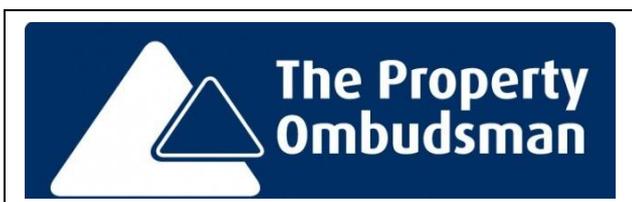
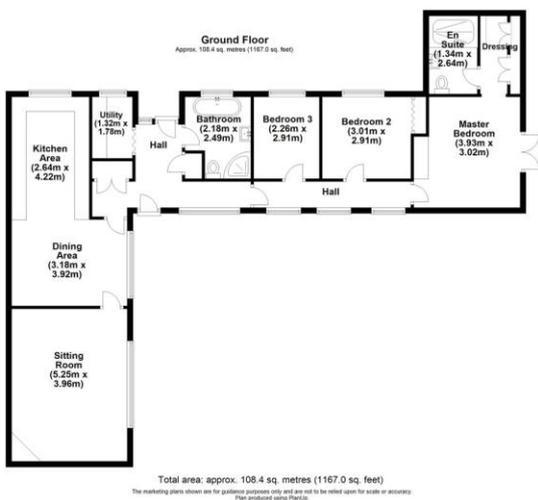
#### **GARAGE**

18' 7" x 18' 4" (5.68m x 5.61m) Currently it measures 5.68m x 5.61m and offers a remote roller door to its front elevation, UPVC door to side giving access to the decked entertaining area, pitch roof with two Velux windows, concrete base, power and lighting.

**SERVICES** Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

**TENURE** We understand that the property is freehold. Vacant possession will be given upon completion.

**VIEWINGS** Strictly by prior appointment through the Agents office on 01522 525255 **ANTI MONEY LAUNDERING** King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	