



King & Co.
ESTATE AGENTS

11 OAK HILL, WASHINGBOROUGH, LN4 1BA
£315,000





ENTRANCE LOBBY

With door to side elevation adjacent to the driveway, the current owners use the entrance lobby as a storage area. Having oak flooring and door to;

SITTING ROOM

26' 8" x 11' 9" (8.13m x 3.60m narrowing to 2.25m)
Enjoying two windows to front elevation looking out to Oak Hill, staircase rising to first floor, wood burning stove inset to chimney breast with tiled hearth, coving, two radiators and with oak flooring and matching skirting boards.



DINING KITCHEN

26' 6" x 9' 2" (8.08m x 2.80m overall) Having been installed by the current owners to offer a comprehensive range of units along with a spacious dining area adjacent. The kitchen enjoys a modern yet traditional flavour boasting soft close drawers and granite worktops as a touch of luxury.
It offers a granite worksurface to majority of one wall having sink and drainer unit inset with stainless steel mixer tap, a range of units below worksurface level to include integral dishwasher and larder style unit to one end.



Opposite is a further worksurface having Bosch flooring halogen hob inset with triple extractor hood above. With a range of cupboards, pan drawers, feature slide out spice rack and larder unit housing integral fridge and freezer units. To the opposite end is an integrated Bosch oven and grill.

Also with two windows to rear elevation looking out to the rear garden, door to side elevation leading out to the block paved driveway, spacious dining area, radiator and with wood effect laminate flooring.

CLOAKROOM

Offering low-level WC, pedestal wash hand basin, fitted sliding door storage cupboards to one wall, two windows to side elevation looking out to the rear garden, radiator and tiled flooring.

FIRST FLOOR LANDING

Allowing access to loft space, radiator and fitted carpet.

BEDROOM 1

15' 7" x 9' 2" (4.77m x 2.81m) With window to the rear elevation looking out over the landscaped rear garden, radiator, TV aerial point, fitted carpet and having the added benefit of an adjacent;

DRESSING ROOM

6' 11" x 6' 10" (2.11m x 2.10m inc wardrobes) Boasting fitted sliding door wardrobes to one wall with hanging space and shelving, further fitted storage cupboard opposite and fitted carpet.

BEDROOM 2

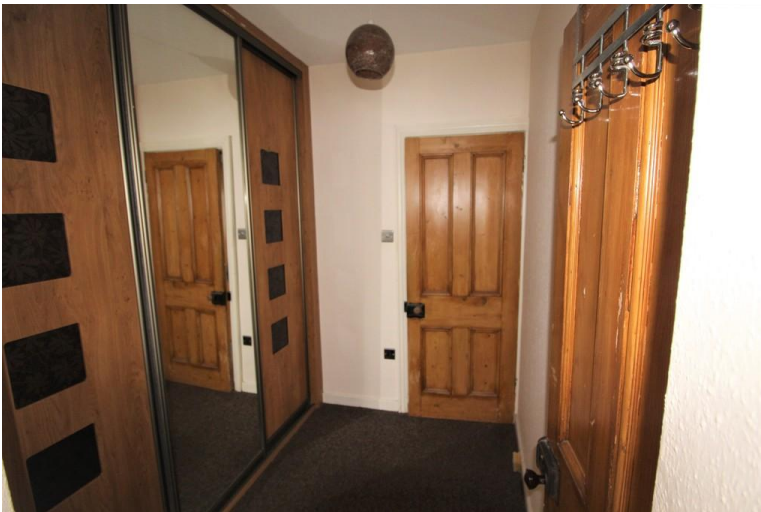
14' 4" x 11' 10" (4.37m x 3.63m reducing to 2.55m) Window to front elevation, radiator and fitted carpet.

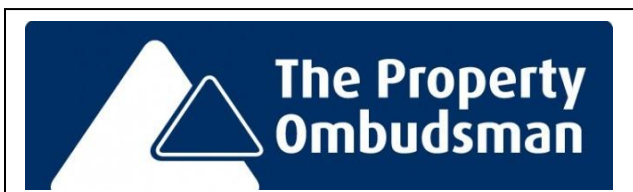
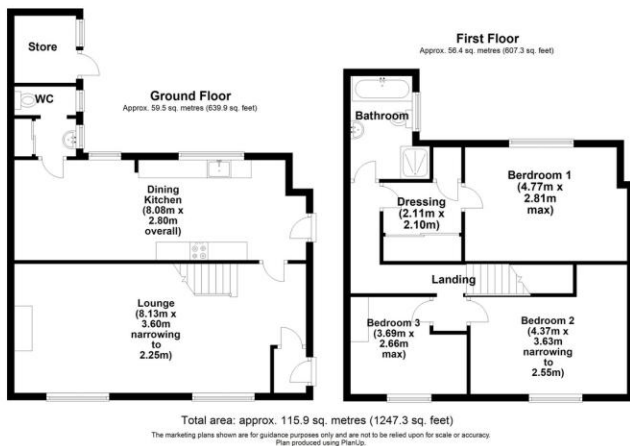
BEDROOM 3

12' 1" x 8' 8" (3.69m x 2.66m narrow wing to 1.66m) Window to front elevation, radiator and fitted carpet.

BATHROOM

Enjoying a modern white suite comprising; panelled bath having central chrome mixer taps, pedestal wash hand basin, low-level WC, fully tiled shower enclosure with chrome mixer taps and shower attachment, chrome ladder effect heated towel rail, wood effect laminate flooring and being tiled to all walls.





OUTSIDE

The property stands on Oak Hill within the popular village of Washingborough. Approached via double timber gates with pedestrian gate adjacent allowing access to the block paved driveway which extends down one side of the property creating secure off street parking.

The block paving extends around to the rear garden with the pathway meandering down towards the rear boundary having artificial turf adjacent and whilst also having a raised timber decked area close to the rear of the property providing an ideal alfresco dining space.

Also with brick built outbuilding; housing the modern Worcester oil fired central heating boiler, with door and window to side elevation leading out to the adjacent garden.

SERVICES

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

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

TENURE

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

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) A		
(81-91) B		
(69-80) C		76
(55-68) D		