



5 Cranbourne Mews

Washingborough, Lincoln, Lincolnshire, LN4 1RU

Guide Price
£180,000

3 Bedroom Detached House

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- 3 Bedroom Detached House
- Newly Fitted Kitchen Diner
- Spacious Lounge Diner
- Family Bathroom
- Enclosed Rear Garden
- Single Integral Garage
- Garage & Off Road Parking
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 5 Cranbourne Mews, Washingborough, Lincoln, Lincolnshire, LN4 1RU](#)



Overview

For Sale By Modern Method of Auction - T & Cs Apply

Pygott and Crone are delighted to present this three bedroom detached home situated in the ever popular village of Washingborough with close proximity to local amenities and also benefitting from No Onward Chain.

The accommodation briefly comprises: Entrance Hallway, Lounge/Dining Room, Kitchen, three Bedrooms and a Family Bathroom. The property further benefits from gas central heating.

Outside the property is access via a driveway leading to a single integral garage, small front garden and enclosed private rear garden.

Washingborough is home to many local amenities, doctors, pharmacy, take away parlours, pubs and benefitting from having easy access to the Eastern Bypass allowing ease of travel around the City of Lincoln.





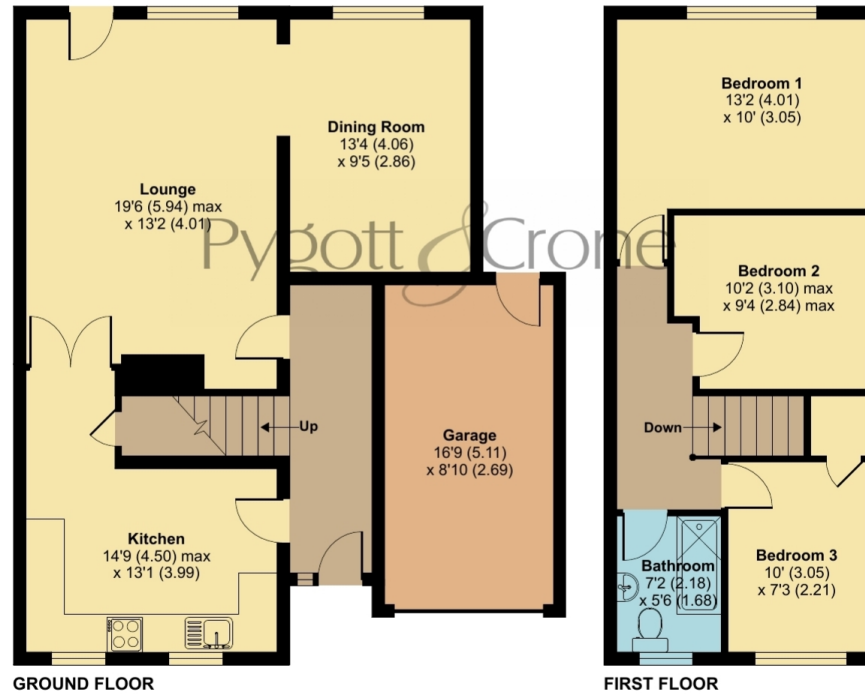
Cranbourne Mews, Washingborough, Lincoln, LN4

Approximate Area = 1093 sq ft / 101.5 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1242 sq ft / 115.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Pygott & Crone. REF: 1228699



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BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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is on the market with our Lincoln branch

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01522 568822