

3 Bed Semi-Detached In Warwick Drive , Washingborough, LN4 1SL £1,175 Monthly





## SHORT DESCRIPTION

Property Ref: 16474 Hallway: A welcoming hall that gives you immediate access to the kitchen and cloakroom, with the staircase neatly out of the way. Kitchen Neat front kitchen that keeps cooking at the quieter end of the home. Integrated AEG appliances and a practical, Ushaped working run maximise surface and storage. Cloakroom Guest W.C. positioned off the hall, out of sight yet always handy. Living - Dining Room The rear of the home opens into a social, openplan zone for eating, relaxing and entertaining. French doors pull light through and draw you to the garden. Bedroom 1 Calm main bedroom with logical wardrobe walls so you can lay out furniture without compromise. Bedroom 2 A balanced double that can take a fullsize bed and storage, or work well as a twin. Bedroom 3 A doanything singlestudy, hobby room or nurseryplaced close to the landing. Family Bathroom Modern family bathroom with bath, W.C. and basin; clean finishes for easy upkeep. Landing & Storage Airing cupboard to one side plus an extra cupboard on the landingtwo dedicated spaces to keep towels, bedding and the Hoover where they belong. Outside Rear garden accessed from the living-dining room via French doors. 2 allocated parking spaces confirm exact arrangement-position.

3

Bed Room(s)

1

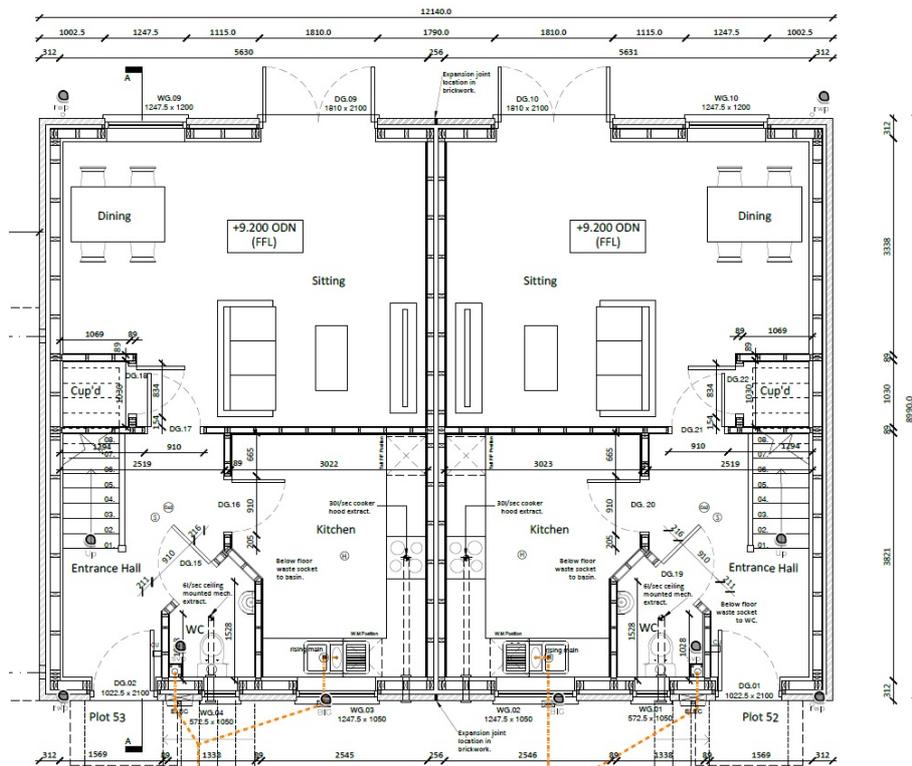
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.



# EPC GRAPH

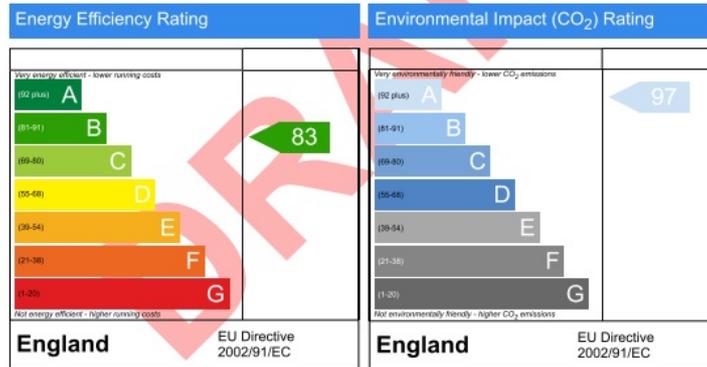
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Canterbury Drive, Washingborough, Lincs, LN4

Dwelling type: House, Semi-Detached  
Date of assessment: 11/06/2025  
Produced by: Jacob Marchant  
Total floor area: 91.6 m<sup>2</sup>  
DRRN:

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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