



Dial House, Main Road,
Washingborough

MOUNT & MINSTER



Dial House

Washingborough

Dial House has undergone a sympathetic refurbishment programme retaining many original features throughout.

- Four Bedrooms
- Two Reception Rooms
- Detached double garage
- Annexe Accommodation
- Open Countryside Views
- Popular village location
 - No onward chain



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INTRODUCTION

Dial House has undergone a sympathetic refurbishment programme by its current owners, retaining many original features including original brick and beamwork throughout. The property briefly comprises of two reception rooms, large open plan kitchen diner with full height aluminum bifold doors which flood the property with light and frame the open countryside views beyond. There is also a separate utility and we to the ground floor. To the first floor there are four bedrooms, en-suite and family bathroom. both benefiting from underfloor heating. The property is approached via a private driveway and accessed by electric gates which lead to a large graveled parking area and detached double garage, which benefits from ancillary accommodation above comprising of, an open plan bedroom/living room and separate bathroom room. Outside the gardens to the front and rear are primarily laid to lawn, with a large patio alfresco dining entertaining space to the rear, with open countryside views beyond.

LOCATION

The property is located in the popular village of Washingborough, situated approximately four miles south of the Cathedral city of Lincoln with the Eastern Bypass offering fantastic access into the city. Washingborough, together with the nearby villages of Heighington and Branston, offer a wealth of local amenities including playing fields, play areas, shops and pubs and Branston Community Academy. The Cathedral city of Lincoln is a vibrant University City offering a variety of facilities including an excellent choice of schools, shops, restaurants, public houses and leisure activities and provides direct trains to London Kings Cross.

ACCOMODATION

Entrance Hall

Solid oak bespoke door, exposed beams and stonework, tiled flooring, stairs rising to first floor landing, wall mounted lighting, understairs storage cupboard.

Reception One

Exposed beamwork, radiator, cupboard housing consumer board, uPVC double glazed sliding sash window to front, shutters, carpet, wall mounted lighting.

Reception Two

Carpet, uPVC double glazed sash window to front with shutter, exposed beamwork, exposed brick fireplace, tiled hearth, radiator, wall mounted lights, doors lead through to kitchen.

NB - Please note that the wood burning stove is not included in the sale

Open Plan Kitchen/Diner

Solid wood flooring, Bespoke Murdoch Troon kitchen comprising of a range of wall and base units, breakfast bar with solid work surfaces over, Belfast sink, integrated dishwasher, double oven, induction hob with extractor over, bin drawer, tiled splashbacks, wall mounted radiators, feature ceiling lights, space and plumbing for fridge freezer, tiled splashbacks, The dining space features two glass roof lanterns, along with Aluminum full height bifold doors, which flood the room with light and provide access onto the alfresco patio dining space and lawned garden beyond.

Downstairs WC

Solid wood flooring, low level wc, tiled splashbacks, sink jn vanity unit, wall mounted radiator, tiled splashbacks, extractor, ceiling lights.

Utility

Wooden flooring, range of wall and base units,, cupboards housing boiler, washing machine and dryer, radiator.





Rear Inner Hallway

Wooden flooring, feature window to front, storage cupboards, ceiling lights, Aluminum pedestrian doors to front and rear, radiator, paneled feature wall with shelving for storage.

Landing

Carpet, uPVC double glazed sliding sash window to front with shutter, ceiling lights, radiator, feature wooden paneling, exposed beamwork.

Bedroom one

Carpet, uPVC double glazed sash to front elevation with shutter, radiator, exposed beamwork, ceiling lights.

En-Suite

Tiled flooring, underfloor heating, feature wooden paneling, shower cubicle with mains shower, low level wc, wall mounted radiator, sink in vanity unit, uPVC double glazed window to side, extractor.

Bedroom Two

Carpet, uPVC double glazed sliding sash to front with shutter, exposed beamwork, ceiling lights, radiator.

Bedroom Three

Carpet, ceiling lights, uPVC double glazed window to rear, radiator.

Bathroom

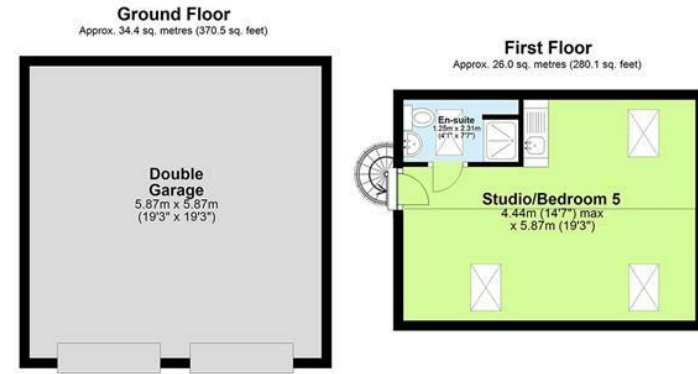
Underfloor heating, tiled flooring, wall mounted radiator, shower cubicle with mains shower, fully tiled, roll top bath with hand shower attachment, low level wc, free standing sink, uPVC double glazed window to rear, ceiling lights, extractor.

Bedroom Four

Carpet, radiator, uPVC double glazed window to rear, ceiling lights.







Total area: approx. 60.4 sq. metres (650.7 sq. feet)

Garage



Total area: approx. 209.5 sq. metres (2255.4 sq. feet)(excl. garage)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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41 Main Road, Washingborough

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