



- Substantial Family Residence
- Beautifully Presented Throughout
- Envious Heart Of Village Position
- Approximately 0.6 Acres
- 4 Double Bedrooms & 2 Bathrooms
- Impressive 26'7" Living Kitchen
- Large Driveway & Triple Garage
- Viewing Essential!

The Acorns, Church Hill, Washingborough, LN4 1EH,  
£925,000





Standing on a stunning 0.6 acre plot within the heart of the village of Washingborough is this substantial and beautifully presented detached residence on Church Hill. This individually designed and built property has been refurbished and beautifully remodelled by the current owners, and has spacious living accommodation which briefly comprises reception hallway, ground floor cloakroom/WC, 21'4 sitting room and superb open plan living kitchen with German Leicht kitchen, quartz work-surfacing, large central island unit and panoramic views over the garden. To the lower level there is a family room which would suit a variety of different uses and a 12' laundry room. To the upper levels there are four well proportioned double bedrooms, to include master suite with ensuite shower room and large walk-in wardrobe/dressing room, and a family bathroom with five piece bathroom suite. Outside the property has a substantial gated block paved driveway with space for many vehicles, and a triple garage. The established grounds extend to approximately 0.6 acres and are beautifully maintained, offering an excellent degree of privacy, with views of the local church and a west facing garden room which has bifold doors leading onto a large patio area, and an adjacent garden store. In the agents opinion viewing of this property is considered essential in order for it to be fully appreciated. Council tax band: F. Freehold.

#### Location

Church Hill is located within the heart of the village adjacent to the Washingborough Hall Hotel and within walking distance of a wide range of local amenities. The property is less than four miles from Lincoln City centre, and only one mile from the Lincoln eastern bypass.



## Reception Hallway

Having part glazed composite front entrance door, wood effect luxury vinyl flooring, radiator, coved ceiling, wall lights, French doors into sitting room, stairs leading down to lower level and stairs rising to first floor.

## WC/Cloakroom

Having low level WC with concealed cistern, wash hand basin set in vanity unit, ceramic tiled floor, fully tiled walls and LED wall mirror.

## Sitting Room

21' 4" x 14' 10" (6.50m x 4.52m)

Having large bow window overlooking the front garden, modern coal effect gas fireplace with marble effect hearth and surround, wood effect luxury vinyl flooring, 2 radiators and coved ceiling.

## Living Kitchen

26' 7" max x 22' 8" max (8.10m x 6.90m)

Having being remodelled in 2023 and having a German Leicht range of matching wall and base units with quartz work surfacing and matching upstands, large central island unit with circular breakfast bar, inset one and a half bowl sink unit, 5 burner induction hob, 3 eye level Neff ovens - a Neff steam assisted oven, a traditional fan assisted oven and a micro combi oven with plate warmer beneath, a range of additional Neff appliances to include full height fridge, full height freezer, integral dishwasher, water softener and smart phone operated LED lighting.

## Conservatory/Dining Area

With insulated ceiling, 2 Velux windows, LED downlights, 2 contemporary style vertical radiators, panoramic window overlooking the garden and local church and French doors leading to side.

## Family Room

15' 3" x 14' 4" (4.64m x 4.37m)

Being currently utilised as a home office, however suitable for a wide variety of different purposes such as an additional sitting room or gym. With a range of fitted storage cupboards and shelving, vinyl flooring, radiator, LED downlights and window overlooking the garden.

## Laundry Room

12' 0" x 9' 5" (3.65m x 2.87m)

Having been remodelled in 2021 and having a range of matching German Leicht wall and base units, 1 larder unit, single drainer stainless steel sink unit with mixer taps over, plumbing for washing machine, space for full height fridge freezer, wood effect luxury vinyl flooring, radiator and uPVC door leading onto the rear garden.

## First Floor Landing

Having luxury vinyl flooring, airing cupboard housing hot water cylinder and stairs rising to master suite.

## Master Bedroom

18' 0" max x 15' 0" max (5.48m x 4.57m)

Having double aspect windows to include large window overlooking the rear garden, luxury vinyl flooring, radiator, and large walk-in wardrobe/dressing room with vinyl flooring, radiator, window to side aspect and currently being used as an office.

## En-Suite

Having 3 piece suite comprising tiled shower cubicle with mains fed shower, wash hand basin set in vanity unit, low level WC with concealed cistern, ceramic tiled floor, heated towel rail, fully tiled walls, LED downlights and extractor.

## Bedroom 2

18' 6" into wardrobes x 14' 4" (5.63m x 4.37m)

Having fitted wardrobe with hanging rails and shelving, large window overlooking the front garden, radiator and coved ceiling.

## Bedroom 3

15' 2" x 14' 4" (4.62m x 4.37m)

Having fitted part mirrored sliding door wardrobes, window overlooking the rear garden, radiator and coved ceiling.

## Bedroom 4

12' 1" x 11' 4" (3.68m x 3.45m)

Having fitted wardrobe, window overlooking the front garden, radiator and coved ceiling.

## Luxury Family Bathroom

Having luxury 5 piece suite comprising corner shower cubicle with marble effect aquaboard splashbacks, electric shower appliance and sliding glass shower door, panelled bath with handheld shower attachment over, twin wash hand basins set in marble effect work surfacing, low level WC, vinyl flooring, radiator, fully tiled walls and LED mirror.

## Outside Front

The property offers a substantial frontage which is mainly laid to lawn with a wide variety of shrubs and trees, single wrought iron gates lead to substantial block paved roundabout driveway offering parking space for many vehicles and giving access to triple garage. Steps rising to front entrance door, outside lighting and gates at both sides leading to rear garden.

## Triple Garage

26' 2" x 18' 4" (7.97m x 5.58m)

Having 3 remote control roller shutter doors, power and lighting, Ideal Vogue Max condensing central heating boiler (installed 2021 and serviced annually), inspection pit, understairs storage cupboard, window to side, uPVC door leading to side and door leading into lower level hallway.

## Outside Rear

To the rear of the property there is an established and beautifully maintained garden which offers views of the local church and an excellent degree of privacy, being mainly laid to lawn with a wide variety of mature flowers, plants, shrubs and trees, substantial patio area with adjoining garden room/gym with adjacent garden store, several vegetable patches, green house, garden shed and additional patio areas.

## Garden Room

13' 2" x 12' 10" (4.01m x 3.91m)

Being currently utilised as a gym and having west-facing bi-fold door leading to substantial paved patio area, wood effect ceramic tiled flooring, LED downlights, coved ceiling and electric heater.

## Garden Store

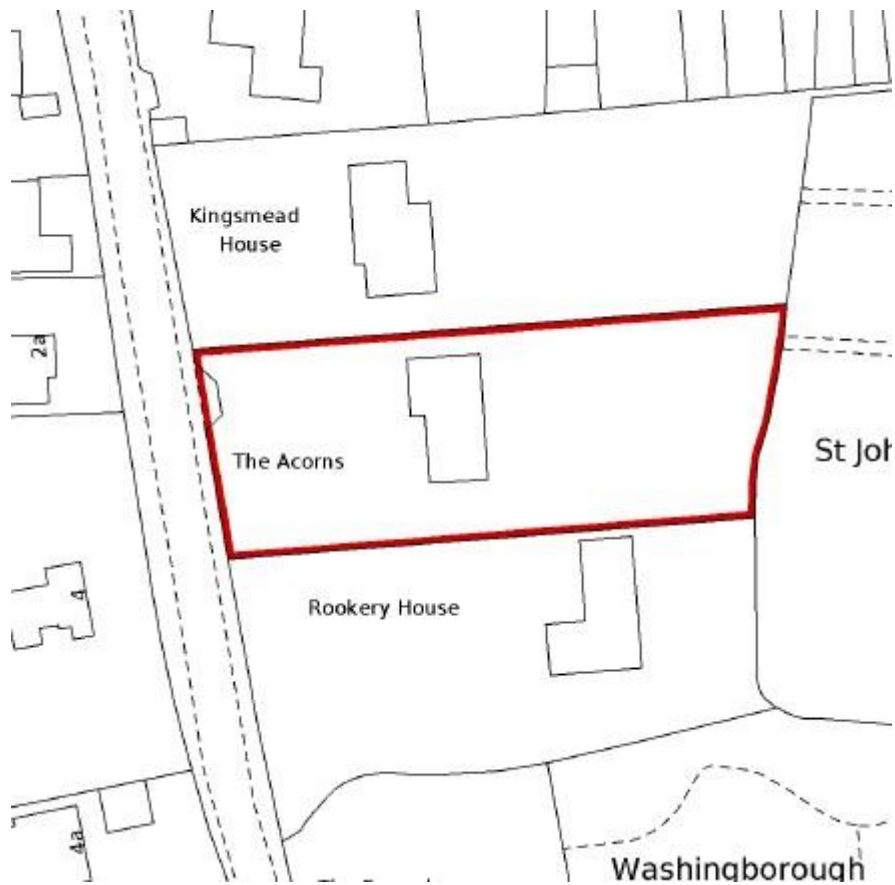
13' 2" x 8' 0" max (4.01m x 2.44m)

Having power and light, window to side and access to roof space.





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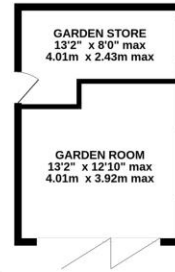


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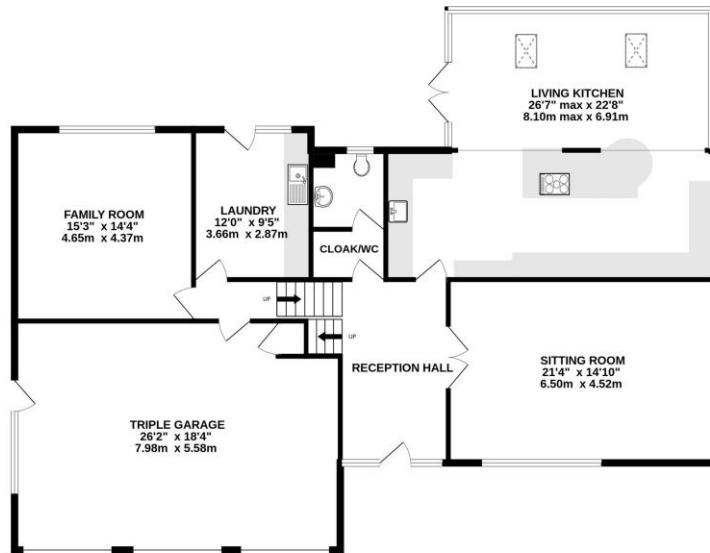
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GARDEN ROOM  
248 sq ft. (23.0 sq m.) approx.

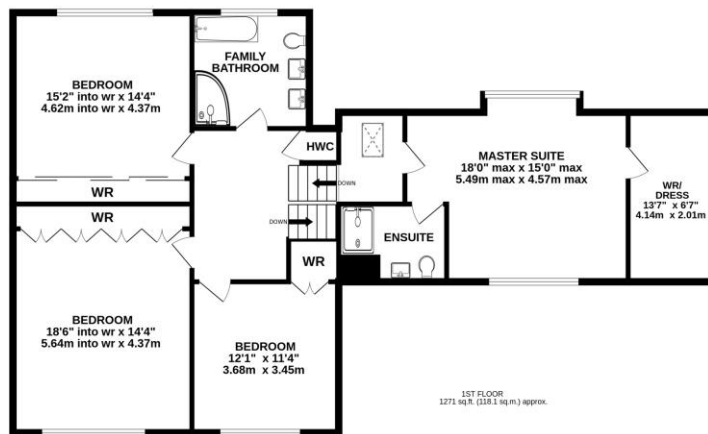


TOTAL FLOOR AREA : 3383 sq.ft. (314.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
1865 sq ft. (173.3 sq m.) approx.



1ST FLOOR  
1271 sq ft. (118.1 sq m.) approx.

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