

- Extended Detached Family Home
- 5 Bedrooms & 3 Bathrooms
- High Spec Eco Technology
- 44ft Tandem Garage
- Approx 3,000 Sq Ft
- Ideal For Working From Home
- Driveway Parking For Multiple Vehicles
- EV Car Charging Point

Lincoln Road, Washingborough, LN4 1EQ,
Offers In Excess Of £499,000





Located in the popular village of Washingborough and enjoying views of Lincoln Cathedral is this extended 5 bedroom detached family residence. The property comes with an expansive array of eco friendly technology and flexible living space which can accommodate an active family and space for working from home. The home boasts a superb lounge which is located on the first floor and has a large front facing window with views over the River Witham and city views of Lincoln itself. To the ground floor are two bedrooms with one utilised as a home office and in addition there is a shower room and utility room. To complete the ground floor there is a spacious kitchen diner with modern units fitted by Howdens. The ground floor benefits from underfloor heating which is powered by the external air source heat pump. Furthermore, the first floor has 3 further bedrooms, which includes a master bedroom with an en suite fitted out by Elixr bathrooms of Lincoln as well as a 3 piece family bathroom. Finishing off the first floor are plenty of storage space, airing cupboard, loft access and led illuminated staircase. The garage measures 44ft8 door to door with both being electric roller shutter doors. Making the ideal tandem garage, inside there is a range of fitted units, utility metres and all the eco tech control points and systems. Currently, there is an impressive home gym arrangement which fully displays the flexibility of the garage. The external space has been developed into a landscaped garden which combines seating areas and a large lawned space ideal for an active family. Within the closer proximity of the property is a sandstone patio area with raised flower beds and space for hot tub. Furthermore there is a brick built green house with uPVC windows and a unique outside water source recycling system with a 6.5k litre tank which stores rainwater and distributes it with a sophisticated pump system. The frontage of the property comes with ample off street parking which is secured by electrical gates and access to an EV car charging point. The village of Washingborough is located only a 10 minute drive to Lincoln city centre but also provides great local amenities such as; schooling at primary and secondary level (Branston), doctors surgery, dentist, coop food store and pharmacy and a regular bus service to and from Lincoln city centre. Council tax band: F. Freehold.



Entrance Hall

Having uPVC double glazed window to front aspect and uPVC door to side aspect.

Kitchen

16' 1" x 18' 2" (4.90m x 5.53m)

Having a range of base and eye level units with counter quartz worktops, integral appliances to include double oven, induction hob, integral fridge freezer, freestanding kitchen island, uPVC sliding door to rear aspect, uPVC double glazed window to rear aspect, TV point and opens into:

Dining Area

15' 8" x 13' 4" (4.77m x 4.06m)

Having uPVC double glazed frosted window to side aspect and uPVC double glazed window to rear aspect. Access into:

Utility Room

8' 4" x 9' 7" (2.54m x 2.92m)

Having understairs storage cupboard, heated towel rail, base and eye level units, sink and drainer unit, space and plumbing for appliances.

Bedroom 5/Study

7' 5" x 13' 8" (2.26m x 4.16m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 4

10' 2" x 13' 2" (3.10m x 4.01m)

Having uPVC double glazed window to front aspect and radiator.

Downstairs Bathroom

6' 5" x 7' 8" (1.95m x 2.34m)

Having shower cubicle, low level WC, vanity hand wash basin unit, extractor unit and heated towel rail.

First Floor Landing

Having airing cupboard housing hot water cylinder, loft access. Access to bedrooms and bathroom.

Lounge

18' 1" x 27' 8" (5.51m x 8.43m)

Having uPVC double glazed window to front aspect, 4 radiators, 2 uPVC double glazed windows to rear aspect and uPVC double glazed window to side aspect.

Master Bedroom

13' 6" x 14' 8" (4.11m x 4.47m)

Having overbed storage units, 2 built in wardrobes, spot lights and uPVC double glazed window to front aspect. Access to:

En-Suite (Re-Modelled 2021 by Elixir Bathroom)

7' 6" x 6' 6" (2.28m x 1.98m)

Having shower cubicle, vanity wash hand basin unit, low level WC, uPVC double glazed frosted window to side aspect and extractor unit.

Bedroom 2

10' 4" x 13' 2" (3.15m x 4.01m)

Having uPVC double glazed window to front aspect and radiator. With extra internal wall insulation to provide a considerable sound barrier from the lounge.

Bedroom 3

10' 9" x 10' 8" (3.27m x 3.25m)

Having uPVC double glazed window to rear aspect and radiator.

Bathroom

11' 4" x 6' 1" (3.45m x 1.85m)

Having 4 piece suite comprising panelled bath with shower head over, low level WC, pedestal wash hand basin unit, bidet and 2 uPVC double glazed frosted window to rear aspect.

Internal Garage

15' 9" max x 44' 8" max (4.80m x 13.60m)

Includes 2 roller shutter doors, single gas combination Worcester boiler (additional Worcester boiler for back up), integrated Tesla power bank, Samsung hot water, air source heat pump controls, power and lighting and a range of fitted base and eye level units.

Outside Rear

Having an enclosed garden with fenced perimeters and being landscaped. To the nearest boundary to the house is a landscaped area having a hot tub area surrounded by paved areas and raised flowerbeds with stepped and ramped access to the next floor. There is also an established green house with a range of potting areas, uPVC double glazed windows, further storage and outside water source. Having underground water bank containing a maximum of 6500 litres of rainwater gathered from the roof of the outbuilding and the property itself. The 2 sheds have power and lighting and there is a external power point to the top of the garden which has been finished with a raised flowerbeds, sandstone paving and large lawned area.

Outside Front

Block paved driveway with parking for many vehicles, secure electric gate access and EV Car Charging point.

Agents Note

There is 8KW of solar panels on the three roofs 2KW facing East 2KW facing West and 4KW facing south, there are 2 inverters in the garage converting the power to AC and feeding the house, the grid and the Tesla battery storage unit which is able to store about 13.5KW hours of energy, which in the summer months is enough to power the house right through the night. There is also a small unit in the garage that is able to divert any spare power from the solar panels to the hot water tank. Underfloor Heating to the ground floor is powered by the air source heat pump located on the East side of the house. In the garden there is an underground water storage tank measuring 6500 Litres of rainwater gathered from the property with a sophisticated pump system throughout the garden.





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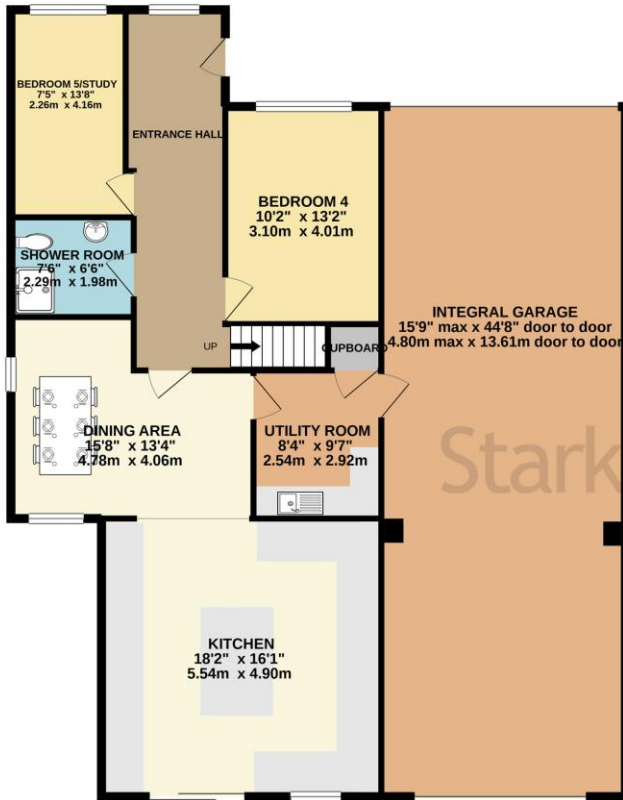


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GROUND FLOOR
1778 sq.ft. (165.2 sq.m.) approx.



1ST FLOOR
1163 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA : 2941 sq.ft. (273.2 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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