



**Carnation Cottage Five Mile Lane, Washingborough  
Lincoln LN4 1AF**



**welcome to**

**Carnation Cottage Five Mile Lane, Washingborough Lincoln**

This spacious and characterful family home is situated within the popular village of Washingborough, boasting a two bedroom self-contained annexe, three bathrooms, multiple reception rooms and a generous rear garden with a large garage/workshop and gated access leading to a paddock.





**First Floor**

**Entrance Hall**

**Lounge**

12' 1" x 11' 10" ( 3.68m x 3.61m )

**Reception Room**

14' 11" x 20' 7" ( 4.55m x 6.27m )

**Study**

7' 3" x 10' 3" ( 2.21m x 3.12m )

**Conservatory**

11' 8" x 9' 6" ( 3.56m x 2.90m )

**Kitchen / Diner**

15' 3" x 20' 9" ( 4.65m x 6.32m )

**Utility Room**

20' 11" x 4' 7" ( 6.38m x 1.40m )

**Shower Room**

**First Floor Landing**

**Bedroom One**

13' 3" x 12' 4" ( 4.04m x 3.76m )

**Bedroom Two**

13' 3" x 12' 2" ( 4.04m x 3.71m )

**Bedroom Three**

13' 4" x 7' 4" ( 4.06m x 2.24m )

**Family Bathroom**

**Attached Annexe**

**Lounge**

13' 9" x 15' ( 4.19m x 4.57m )

**Bedroom One**

9' x 15' 1" ( 2.74m x 4.60m )

**Bedroom Two**

11' 9" x 9' 7" ( 3.58m x 2.92m )

**Wet Room**

**Store Room / Potential**

**Bedroom**

13' approx. x 15' approx. ( 3.96m approx. x 4.57m approx. )

**Large Garage / Workshop**

**Outside**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Carnation Cottage Five Mile Lane, Washingborough Lincoln

- SPACIOUS DETACHED FAMILY HOME
- TWO BEDROOM SELF-CONTAINED ANNEXE
- NO ONWARD CHAIN
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- GENEROUS GARDENS WITH LARGE GARAGE/  
WORKSHOP

Tenure: Freehold EPC Rating: Awaited

# £525,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCR121334 - 0006

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william h brown



**01522 534 771**



[Lincoln@williamhbrown.co.uk](mailto:Lincoln@williamhbrown.co.uk)



35-36 Silver Street, LINCOLN, Lincolnshire, LN2  
1EW



[williamhbrown.co.uk](http://williamhbrown.co.uk)