



Main Road, Washingborough, Lincoln, LN4 1AY

welcome to
Main Road, Washingborough, Lincoln

Early viewing is essential for this distinctive period cottage situated in the sought after village of Washingborough. This cottage offers a range of original features and benefits throughout, such as two double bedrooms, outbuildings, enclosed courtyard and spacious downstairs area.



Entrance Hall

with tiled flooring, fusebox, radiator and built in storage.

Lounge

13' 5" x 15' 11" (4.09m x 4.85m)
with window to the rear, laminate flooring, radiator and fireplace.

Dining Room

15' 11" x 10' 9" (4.85m x 3.28m)
with tiled floor, fireplace, built in storage and radiator.

Kitchen

6' 1" x 10' 2" (1.85m x 3.10m)
with double glazed window to the front, tiled flooring, part tiled, worktop, cupboards, ceramic sink, fitted gas hob with oven.

Conservatory

10' 8" x 20' 9" (3.25m x 6.32m)
with tiled flooring, worktop, cupboards, space and plumbing for washing machine and dryer.

Landing

with storage area, wooden flooring and loft access.

Bedroom One

15' 11" x 13' 4" (4.85m x 4.06m)
with wooden flooring, built in storage, radiator and single glazed window to the rear.

Bedroom Two

11' 7" x 13' 1" (3.53m x 3.99m)
with wooden flooring, radiator and single glazed window to the rear.

Bathroom

with wooden flooring, shower over bath, hand basin, toilet, obscure single glazed window to the rear, part tiled and airing cupboard.

Rear Garden

with patio area to astro turf, fully enclosed, side access and brick shed.

Workshop

with single glazed window to the side, electrics and worktop.



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welcome to

Main Road, Washingborough, Lincoln

- CHARACTERFUL PERIOD COTTAGE
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE & SEPERATE DINING ROOM
- LOCAL AMENITIES, TRANSPORT LINKS & SCHOOLING LINKS
- PRIVATE FULLY ENCLOSED COURTYARD AND GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR122801 - 0003

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