



Repton Close, Washingborough



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Freehold

Offers in the region of £325,000



## Key Features

- VIDEO VIEWING AVAILABLE
- Extended Detached House
- Four/Five Bedrooms
- Bathroom and Shower Room
- Utility
- Elevated Views
- EPC rating C





**\*VIDEO VIEWING AND PHYSICAL VIEWINGS AVAILABLE\*** Situated in an elevated cul de sac with a green space to the side this detached house has been extended to the side to create spacious living accommodation comprising of entrance hall, lounge, dining room, kitchen, utility, first floor landing, five bedrooms, bathroom and shower room. The property benefits from upvc double glazing, gas central heating and has integral garage with Pod Point electric car charger. Enjoying a good sized plot there are lawned gardens to the front and rear with a driveway for several vehicles.

#### Entrance

0.00m x 0.00m (0'0" x 0'0")

The property is entered via a partly glazed door to the front elevation leading to the entrance hall with window to the front elevation and stairs to the first floor landing.

#### Lounge

4.42m x 4.43m (14'6" x 14'6")

With window to the front elevation, radiator and opening through to the dining room.

#### Dining Room

3.20m x 2.84m (10'6" x 9'4")

With window to the rear elevation and radiator.

#### Kitchen

3.51m x 3.02m (11'6" x 9'11")

With window to the rear elevation, range of base and eye level units with worktop, sink inset,

stainless steel sink, built in eye level oven with combi oven/grill, gas hob with extractor and plumbing for washing machine.

#### Utility

2.59m x 2.00m (8'6" x 6'7")

With part glazed door to the rear elevation, base and eye level units with worktop, space for under counter appliances and internal door through to the garage.

#### First Floor Landing

0.00m x 0.00m (0'0" x 0'0")

With stairs taken from the entrance hall.

#### Bedroom One

3.73m x 3.51m (12'2" x 11'6")

With window to the front elevation and radiator.

#### View to the Front

0.00m x 0.00m (0'0" x 0'0")

View from Bedroom 1

#### Bedroom Two

3.73m x 3.20m (12'2" x 10'6")

With window to the rear elevation and radiator.

#### Bedroom Three

3.73m x 2.44m (12'2" x 8'0")

With window to the front elevation and radiator.

#### Bedroom Four

2.79m x 2.41m (9'2" x 7'11")

With window to the front elevation and radiator.

#### Study/Bedroom Five

2.44m x 1.78m (8'0" x 5'10")

With window to the rear elevation and radiator.



## Bathroom

2.74m x 1.73m (9'0" x 5'8")

With window to the rear elevation, radiator, panelled bath with shower, low level wc and washbasin.

## Shower Room

1.88m x 1.45m (6'2" x 4'10")

With shower cubicle, low level wc and wash basin.

## Garage

With Pod Point electric car charger.

## Outside

To the front there is a driveway and lawned garden enclosed by fencing with a path on both sides of the property leading to the rear garden.

## Rear Garden

With steps up to a paved patio area.

## Agent Notes

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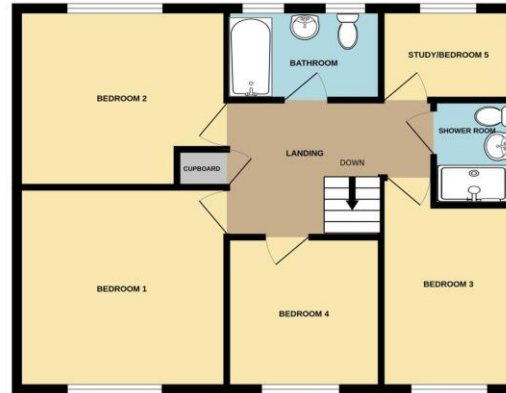


# Floorplan

**GROUND FLOOR**  
700 sq.ft. (65.0 sq.m.) approx.



**1ST FLOOR**  
651 sq.ft. (60.5 sq.m.) approx.



REPTON CLOSE, WASHINGBOROUGH, LINCOLN, LN4 1SB

TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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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| Energy Efficiency Rating                    |   | Current      | Potential |
|---|---|--------------|-----------|
| Very energy efficient - lower running costs |   |              |           |
| (92 plus)                                   | A |              |           |
| (81-91)                                     | B |              | 86        |
| (69-80)                                     | C | 75           |           |
| (55-68)                                     | D |              |           |
| (39-54)                                     | E |              |           |
| (21-38)                                     | F |              |           |
| (1-20)                                      | G |              |           |
| Not energy efficient - higher running costs |   |              |           |
| England & Wales                             |   | EU Directive |           |



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