



Fen Road, Washingborough



Asking Price £550,000

- Extended Detached House
- Four Bedrooms
- Ensuite, Bathroom and Shower Room
- Three Reception Rooms
- Dining Kitchen with Appliances & Bar Area
- Integral Double Garage, Driveway & Gardens
- Freehold
- EPC rating B



Well Presented Substantial Detached House situated in the popular village of Washingborough. The property has been extended and is situated within a good sized plot with Open Field views to the front. The ground floor accommodation comprises Entrance Porch, Entrance Hall, Lounge, Family Room, Dining Room with Sky Lantern, Dining Kitchen with Har Area & Integrated Appliances, Utility Room and Shower Room. On the first floor there is a Family Bathroom and Four Bedrooms with the Master Bedroom boasting Dressing Area and Ensuite facilities. The property benefits from Gas Central Heating, uPVC Double Glazing and Solar Panels. Outside there are Gardens to the Front, Side and South Facing to the Rear with sweeping driveway leading to the Integral Double Garage.

Entrance Porch 1.52m x 3.35m (5'0" x 11'0")

Door and window to front aspect and laminate flooring.

Entrance Hall

Window to front aspect. Laminate flooring, radiator, stairs to first floor and built in storage cupboard.



Lounge 3.91m x 5.28m (12'10" x 17'4")

Windows to front and side aspects, radiator and coving to ceiling. Double doors to the Family Room.

Family Room 4.14m x 4.19m (13'7" x 13'8")

French doors to the side aspect, laminate flooring and column radiator.

Dining Room 3.2m x 4.06m (10'6" x 13'4")

French doors to both rear and side aspects, laminate flooring, column radiator and Sky Lantern.

Dining Kitchen 3.3m x 4.55m (10'10" x 14'11")

Window to rear aspect. Fitted with a range of wall and base units with Silestone work surfaces over and one and a half bowl sink unit with mixer tap and water softener. Integrated appliances include double oven, four plate induction hob, warming drawer and dishwasher. Space for fridge freezer. Laminate flooring and coving to ceiling.

Bar Area 3.3m x 3.58m (10'10" x 11'8")

Built in bar area with storage. Radiator, coving to ceiling and laminate flooring.

Utility Room 2.54m x 4.57m (8'4" x 15'0")

Window and door to side aspect and personal door to the garage. Fitted with a range of wall and base units with work surfaces over and a stainless steel one and a half bowl drainer sink unit. Space and plumbing for washing machine and tumble dryer. Tiled flooring, radiator and coving to ceiling.

Shower Room 2.44m x 3.05m (8'0" x 10'0")

Fitted with a low level wc, wash hand basin and shower cubicle. Part tiled walls, tiled flooring, radiator and coving to ceiling.

First Floor Landing

Window to front and side aspects. Radiator and coving to ceiling. Built in storage cupboard.

Bedroom One 3.02m x 3.94m (9'11" x 12'11")

Window to side aspect, coving to ceiling and built in double wardrobe.

Dressing Area 2.41m x 4.22m (7'11" x 13'10")

Dual aspect windows to both side aspects. Coving to ceiling and radiator.



Ensuite to Bedroom One 1.68m x 4.22m (5'6" x 13'10")

Window to side aspect. Fitted with twin sinks within vanity unit, low level wc and double shower cubicle. part tiled walls, heated towel rail, radiator, coving to ceiling and extractor fan.

Bedroom Two 3.35m x 3.99m (11'0" x 13'1")

Window to rear aspect, radiator and coving to ceiling.

Bedroom Three 3.25m x 3.33m (10'8" x 10'11")

Window to rear aspect, built in wardrobes, wash hand basin within vanity unit, radiator and loft access.

Bedroom Four/Study 2.13m x 3.02m (7'0" x 9'11")

Window to front aspect, coving to ceiling, radiator and fitted office furniture.

Bathroom 2.13m x 2.9m (7'0" x 9'6")

Window to side aspect. Fitted with a low level wc, wash hand basin and panelled bath with shower from tap. Part tiled walls, tiled flooring, coving to ceiling and chrome heated towel rail.

Outside to the Front

To the front of the property is a sweeping driveway leading to the double garage and providing off road parking for several vehicles. The remainder is laid to lawn with two mature trees near to the front boundary. The property over looks fields to the front.

Outside to the Side

To the side of the property is a lawned garden with timber built Summer House.

Outside to the Rear

To the rear of the property is an enclosed lawned garden with patio seating area and timber shed. There is gated side access.

Double Garage 5.18m x 5.74m (17'0" x 18'10")

Electric Garage door, personal door from the rear into the Utility Room, power and lighting.





Agents Note

This property benefits from solar panels.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell does not have authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
1472 sq.ft. (136.8 sq.m.) approx.



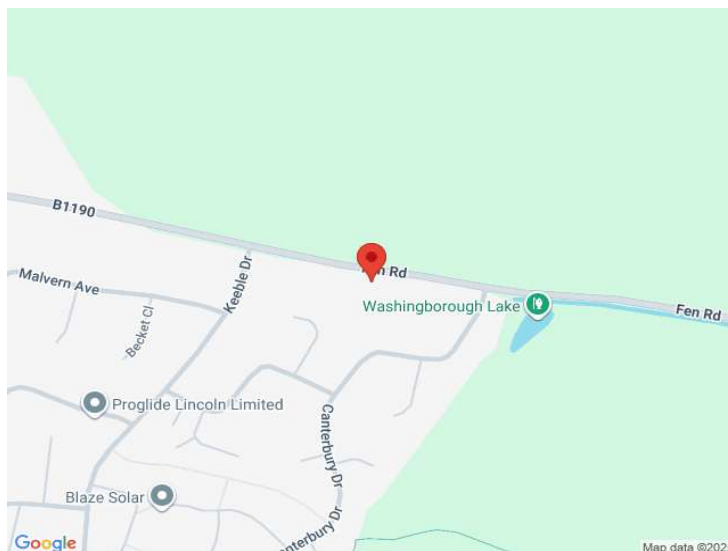
1ST FLOOR
869 sq.ft. (80.8 sq.m.) approx.



FEN ROAD, WASHINGBOROUGH, LINCOLN

TOTAL FLOOR AREA : 2342 sq.ft. (217.5 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	85	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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