



Pynder Close,
Washingborough



£350,000

- Detached Bungalow
- One Bedroom Annex
- Three Bedrooms
- Two Reception Rooms
- Driveway & Enclosed Garden
- Popular Village Location
- Tenure: Freehold
- EPC Rating E



Spacious THREE BEDROOM Detached Bungalow with ONE BEDROOM ANNEX. The property is located in the highly sought after village of Washingborough and is perfect of multi-generational living. Within walking distance of the local shops, Doctors and Schools. The accommodation on offer comprises Entrance Hall, Kitchen, Lounge Diner, Snug, Bathroom, WC and Three Bedrooms to the main bungalow. The Annex comprises Kitchen Living area, Wet room and Bedroom. Both properties' can be entered independently from each other. Outside the property there is a driveway with parking for up to four cars and lawned garden. To the rear there is an enclosed lawned garden with patio area and shed. The property also benefits from Gas Central Heating and uPVC Double Glazing Throughout.

Entrance Hall

External doors to front and rear aspect. Doors leading to Bungalow and Annex.

Hall

Airing cupboard and access to loft space.



Kitchen 3.14m x 2.84m (10'4" x 9'4")

Window to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, space for freestanding cooker, space and plumbing for washing machine, tumble dryer and fridge freezer, breakfast bar and radiator.

Lounge 3.44m x 5.41m (11'4" x 17'8")

Window to front aspect, feature fireplace with open fire and radiator.

Snug/ Office 3.14m x 2.57m (10'4" x 8'5")

Window to side aspect and radiator.

Bedroom One 3.74m x 4.89m (12'4" x 16'0")

Window to rear aspect and radiator.

Bedroom Two 2.84m x 4.89m (9'4" x 16'0")

Window to rear aspect, fitted wardrobes and radiator.

Bedroom Three 2.53m x 2.23m (8'4" x 7'4")

Window to side aspect and radiator.

Bathroom 1.65m x 2.13m (5'5" x 7'0")

Window to side aspect and fitted with panel bath with shower over, wash hand basin and radiator.

WC 1.65m x 1m (5'5" x 3'4")

Window to side aspect and fitted with low level WC.

Annex Hall

External door to side aspect and skylight.

Bedroom 3.23m x 2.57m (10'7" x 8'5")

Window to front aspect and smart electric Radiator.

Wet Room 2m x 1.23m (6'7" x 4'0")

Fitted with shower, low level WC, wash hand basin, extractor and electric towel radiator.

Kitchen Living Area 5.76m x 2.56m (18'11" x 8'5")

Patio doors to rear aspect and sky light. Fitted with a range of modern wall and base units with worktops over, sink with drainer, single electric oven, two ring electric hob with extractor over, integrated fridge freezer and smart electric radiator.

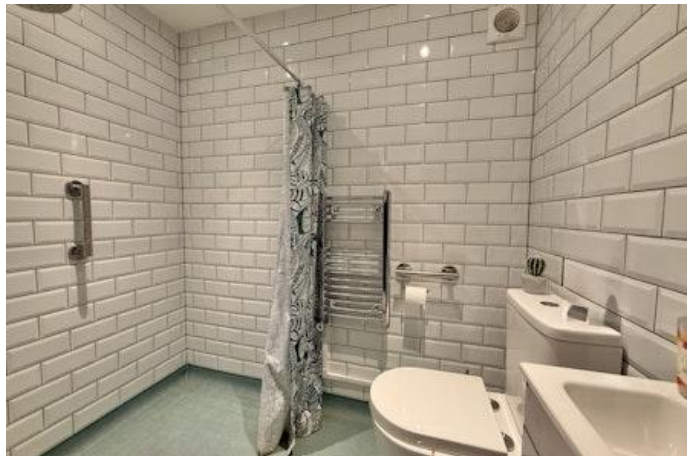
Outside

To the front of the property there is a driveway with space for up to four cars and lawned garden. To the rear of the property there is an enclosed lawned garden with patio area and summerhouse.

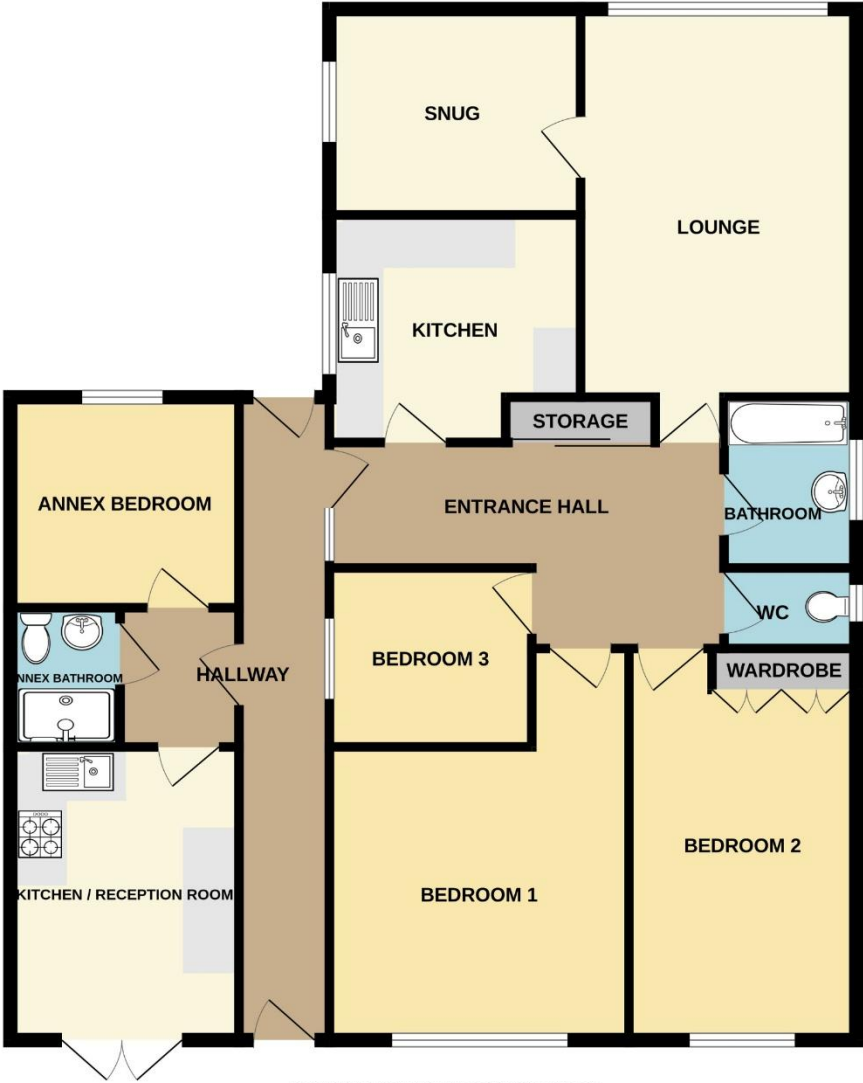
Agents Note

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GROUND FLOOR



7 PYNDER CLOSE, WASHINGBOROUGH, LN4 1EX

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	52 E	
21-38	F		
1-20	G		



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