



- No Onward Chain
- Extended Bungalow
- Four Bedrooms
- Bathroom & En-Suite Shower

- Approx 1,000 Sq Ft & Garage
- 25'3" Kitchen Diner
- Sun Trap, Low Maintenance Garden
- Short Walk To Co-op & Pharmacy

Winchester Drive, Washingborough, LN4 1DH  
£310,000





Situated in the popular village of Washingborough, this extended detached bungalow offers spacious, light, and airy accommodation all on one level. Offered for sale with no onward chain, this property is ideal for anyone looking for a straightforward move into a thriving community. Washingborough is well-known for its excellent amenities, including a GP surgery, pharmacy, Co-op, and a recently opened Sainsbury's supermarket. The village has its own primary school, with secondary schooling available in nearby Branston, and a regular bus service runs directly to and from Lincoln City Centre. The heart of the home is a sizable lounge that connects to an impressive kitchen diner. The kitchen features a range of fitted appliances, eye and base level units, and a breakfast bar, while the dining area has patio doors opening onto the rear garden. There are four bedrooms, some with built-in wardrobes, including a master bedroom with its own private en suite shower room. The remaining bedrooms share a four-piece family bathroom suite. The property is in good condition throughout, benefiting from gas central heating and UPVC double glazing. Outside, the front plot offers ample parking and well-presented gardens with floral borders, leading to a single garage with power and lighting. The rear garden is mostly laid to lawn with a timber shed and a patio seating area featuring a covered structure, perfect for enjoying some shade from the largely sun drenched garden. For further details and viewing requests, please contact Starkey & Brown. Council tax band: B. Freehold.



## Entrance Hall

A welcoming front entrance porch features a double-door entry leading into the main hallway. The hallway provides access to the main living accommodation, bedrooms, family bathroom, and a convenient storage cupboard. Note: Access to the boarded and insulated loft space is located here (no ladder included).

## Kitchen Diner

25' 3" x 9' 1" (7.69m x 2.77m)

A spacious kitchen diner fitted with a comprehensive range of eye and base level units with matching breakfast bar and stylish subway tile splashbacks. Integrated appliances include an oven with a four-ring hob and an extractor hood over. There is also designated space and plumbing for a washing machine, dishwasher, and a freestanding fridge freezer. The room is finished with wood-effect laminate flooring, two radiators, and features two UPVC double-glazed windows to the side aspect. Double patio doors open directly onto the rear garden, with a further set of patio doors leading into the lounge.



## Lounge

12' 5" x 16' 4" (3.78m x 4.97m)

A bright and airy living space featuring wood-effect laminate flooring and a central electric fireplace. The room includes a single radiator, TV, and power points, and double patio doors that open out onto the rear garden.

## Bedroom 1

13' 6" x 9' 1" (4.11m x 2.77m)

A generous master bedroom with a uPVC double-glazed window to the front aspect, a single radiator, and a practical built-in wardrobe. Gives direct access to:



## En-Suite Shower Room

2' 11" x 9' 1" (0.89m x 2.77m)

Comprising a low-level WC, a vanity wash basin unit, and a fully tiled shower cubicle. The en-suite is finished with a chrome heated towel rail, an extractor unit, and a uPVC double-glazed obscured window to the side aspect.

## Bedroom 2

10' 7" max x 9' 3" (3.22m x 2.82m)

Featuring a uPVC double-glazed window to the side aspect and a single radiator.

## Bedroom 3

10' 4" min x 7' 6" (3.15m x 2.28m)

Featuring a uPVC double-glazed window to the side aspect and a single radiator.

## Bedroom 4

9' 3" x 8' 6" (2.82m x 2.59m)

Featuring a uPVC double-glazed window to the side aspect and a single radiator.



## Family Bathroom

7' 2" x 9' 1" (2.18m x 2.77m)

A well-appointed family bathroom featuring a four-piece suite comprising a panel bath, a separate corner shower cubicle, a low-level WC, and a vanity hand wash basin unit. The room also benefits from a single radiator, a chrome heated towel rail, an extractor unit, and a uPVC double-glazed obscured window to the side aspect.

## Outside Rear

An enclosed, private rear garden lined with secure fence perimeters. The garden is mostly laid to lawn alongside a large patio area, perfect for outdoor entertaining. Additional features include a covered structure ideal for outdoor dining and relaxing in the shade, a timber-built garden shed, pedestrian access to the garage, and side gated access leading to the front of the property.

## Outside Front & Parking

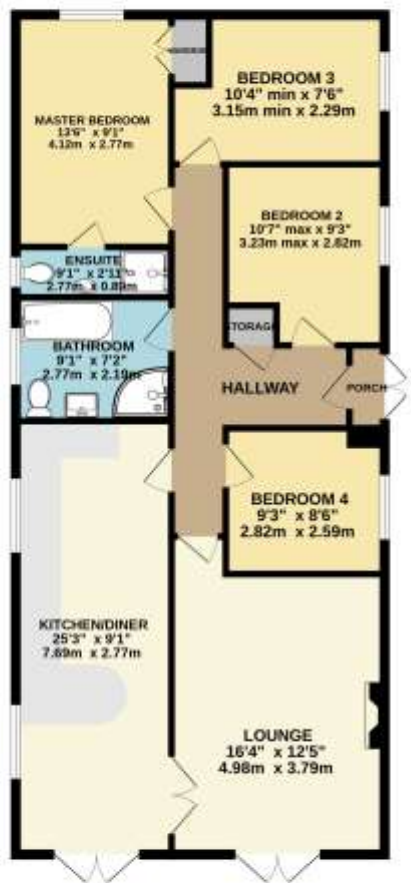
A well-presented front exterior featuring lawn gardens accented by floral borders and fence perimeters. A private driveway provides ample off-road parking and leads to the single garage.

## Single Garage

Equipped with a manual up-and-over door, power, and lighting.



GROUND FLOOR  
1045 sq. ft. (97.1 sq.m.) approx



TOTAL FLOOR AREA - 1045 sq. ft. (97.1 sq.m.) approx

When every attempt has been made to ensure the accuracy of the statistics 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 here are not shown based and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan 12/2016



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE