

BELL



34, LINCOLN ROAD
Washingborough, Lincoln



£795 Per Month

- RENT: £795.00 PCM / DEPOSIT: £917.30
- FIRST FLOOR FLAT
- AVAILABLE NOW
- EPC: D / COUNCIL TAX BAND: A
- VILLAGE LOCATION
- CONTACT LINCOLN: 01522 538888



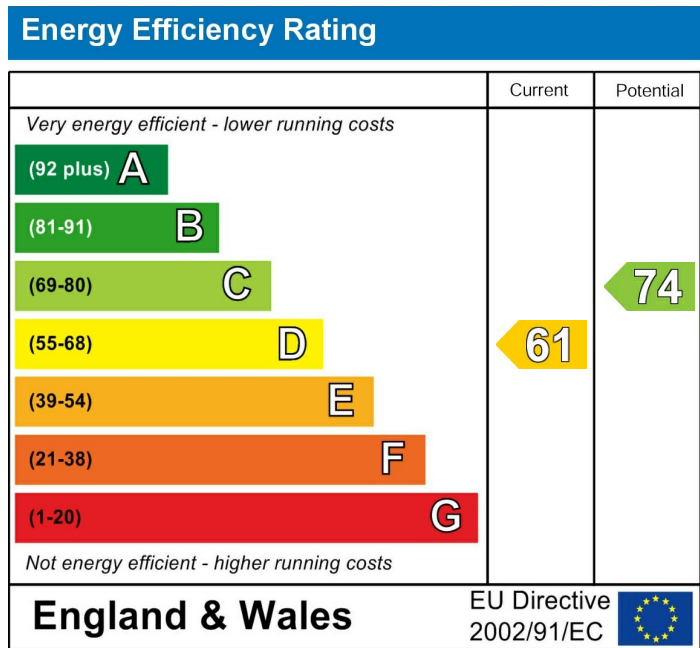
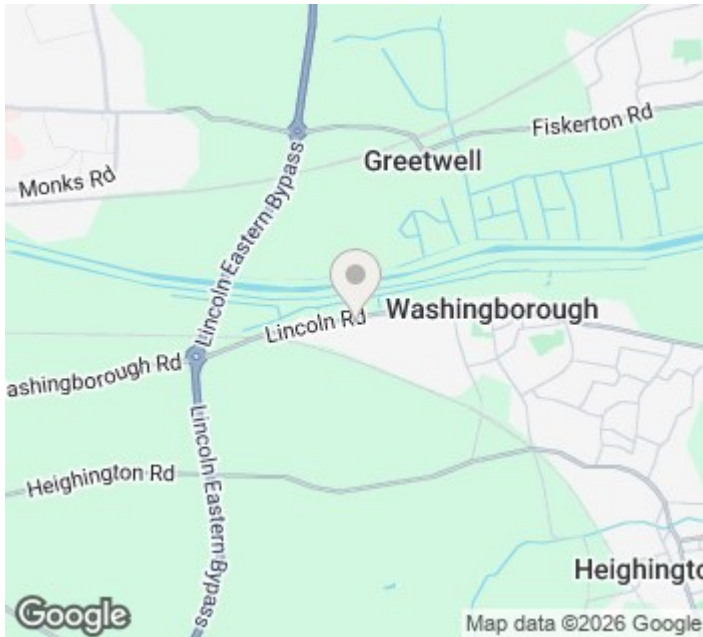
AVAILABLE NOW

This well presented one bedroom first floor flat is situated within an attractive and exclusive apartment building comprising just four homes. Occupying a delightful position on the north-western edge of the highly sought after village of Washingborough, the property enjoys a peaceful setting with attractive countryside views and is set within approximately 0.2 acres of beautifully maintained landscaped grounds.

The apartment offers comfortable and well-proportioned accommodation, ideally suited to a single professional or couple seeking a balance of village living and convenient access to the amenities of Lincoln. The accommodation benefits from a spacious living area, fitted kitchen, double bedroom and bathroom, together with allocated parking and access to the attractive communal gardens.

Washingborough is regarded as one of Lincolnshire's most desirable villages, offering an excellent range of everyday amenities including a convenience store, pharmacy, cafes, public houses, takeaways, healthcare facilities, and well regarded schools. The village enjoys a strong sense of community and provides an appealing blend of rural character and modern convenience.

The property is ideally located for access to Lincoln, which lies approximately three miles to the west and offers an extensive range of shopping, leisure, educational and cultural facilities. Lincoln's historic Cathedral Quarter, vibrant city centre and mainline rail services are all within easy reach. The nearby villages of Heighington and Branston provide further amenities, while the surrounding countryside offers an abundance of scenic walks, cycling routes and outdoor pursuits.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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