



Hortonfield Drive,  
Washingborough



**£225,000**

- Semi-Detached House
- Three Bedroom
- Two Reception Rooms
- Open plan Living
- En-suite, Family Bathroom & Downstairs WC
- Private Driveway
- Tenure: Freehold
- EPC Rating C



Well presented THREE BEDROOM Semi-Detached House located in the sought after village of Washingborough. Perfectly positioned within walking distance of the local School, Doctors and Shops.

The accommodation on offer comprises Entrance Hall, WC, Playroom and a Open Plan Kitchen Dining Living space. To the first floor, there are Three Bedrooms with En-Suite to the main and Family Bathroom. Externally the property offers a private drive with room for two cars and to the rear of the property there is a non-overlooked garden with patio area and artificial grass.

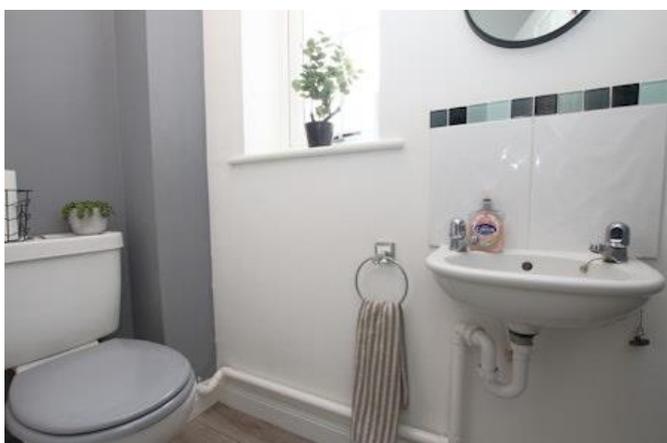
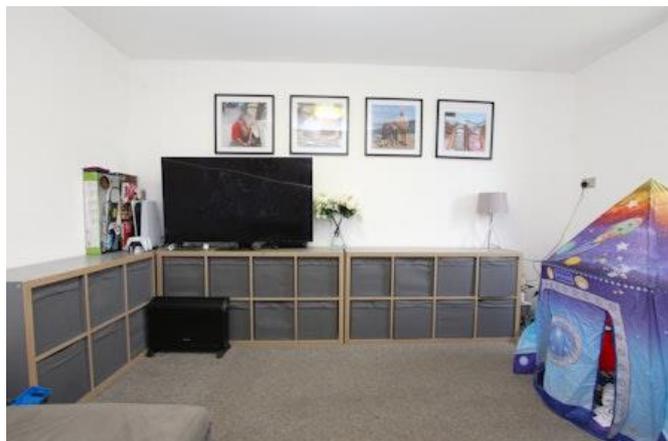
The property further benefits from Gas Central Heating and uPVC Double Glazing Throughout.

### Entrance Hall

With the entrance door to the front aspect, access to storage cupboard, WC and stairs to the first floor.

### Lounge 12'0" x 12'7" (3.7m x 3.8m)

Window to the front aspect, opening to the Kitchen Diner and radiator.



### **Kitchen/Diner 10'4" x 19'7" (3.1m x 6m)**

Window to the rear aspect and french doors to the rear aspect. Fitted with wall and base units with worktops over, single oven and gas hob with extractor fan, sink with drainer unit space and plumbing for a washing machine and space for a fridge/freezer.

### **Snug 8'11" x 13'4" (2.7m x 4.1m)**

External door leading to the rear garden, access to storage cupboard and radiator.

### **Downstairs WC 5'8" x 3'0" (1.7m x 0.9m)**

Window to the side aspect, low level WC, wash hand basin and radiator.

### **Landing**

Window to the side aspect, access to storage cupboard and stairs to the ground floor.

### **Bedroom One 11'4" x 9'7" (3.5m x 2.9m)**

Window to the rear aspect, access to the en-suite and a radiator.

### **En-Suite 6'5" x 3'0" (2m x 0.9m)**

With a low level WC, wash hand basin, enclosed shower and radiator.

### Bedroom Two 10'7" x 9'7" (3.2m x 2.9m)

Window to the front aspect and radiator.

### Bedroom Three 7'4" x 9'8" (2.2m x 2.9m)

Window to the front aspect, storage cupboard and radiator.

### Bathroom 6'5" x 7'0" (2m x 2.1m)

Window to the rear aspect, low level WC, wash hand basin, panelled bath with shower over and radiator.

### Garage 4'0" x 8'11" (1.2m x 2.7m)

With up and over door.

### Outside

To the front of the property is a lawned garden, driveway and access to the entrance door.

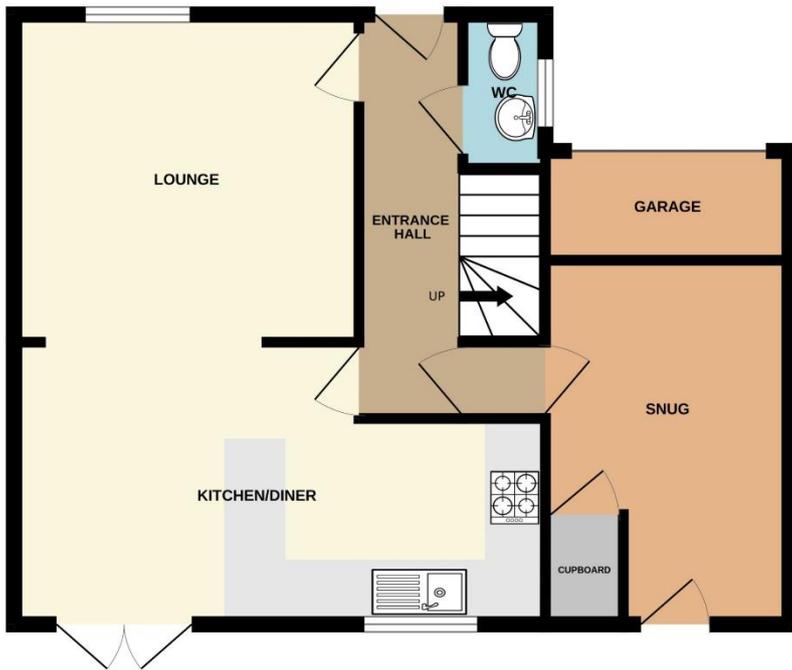
The the rear of the property is an enclosed garden with artificial lawn and patio.

### Agents Note

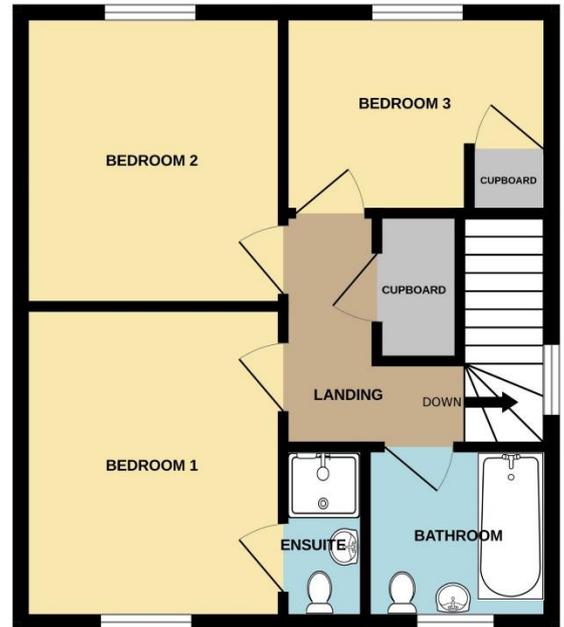
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**GROUND FLOOR**  
586 sq.ft. (54.4 sq.m.) approx.



**1ST FLOOR**  
432 sq.ft. (40.1 sq.m.) approx.



**HORTONFIELD DRIVE, WASHINGBOROUGH, LN4 1AW**

**TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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