



I, Belgrave Court  
Washingborough, Lincoln, LN4 1ER

**BELL**





# I, Belgrave Court

Washingborough, Lincoln, LN4 IER

1 Belgrave Court is an outstanding and surprisingly substantial detached family residence, offering approximately 1,991 ft<sup>2</sup> / 185 m<sup>2</sup> (GIFA) of beautifully presented and highly versatile accommodation, set within delightful private landscaped grounds of approximately 0.19 acre (sts) in the highly regarded village of Washingborough.

The property has been finished to a high contemporary standard throughout, with an excellent range of family living space including an attractive Lounge, fabulous Dining Kitchen with high-quality Symphony and Neff appliances, and an exceptional Orangery/Conservatory enjoying panoramic views across the gardens.

A particular feature is the high-quality ground-floor Family Annex, comprising a Bed/Sitting Room, Kitchenette and Shower Room, with access to its own courtyard garden. This offers excellent flexibility for dependent relatives, guests, older children or home-working.

To the first floor are four Bedrooms, including a substantial Principal Bedroom with Dressing Room/Nursery Bedroom and Ensuite Shower Room, together with a well-appointed Family Bathroom.

Outside, two separate driveways provide excellent parking and useful space for additional vehicles, caravan or similar requirements. The integral Garage also offers potential for conversion to additional living accommodation, subject to the necessary consents.

The beautifully established gardens wrap around the southern and eastern elevations, providing a private and attractive setting with extensive patio and seating areas, formal lawn and a variety of mature planting.

## ACCOMMODATION

### Entrance Hall

Having an attractive contemporary composite entrance door with obscure double-glazed panel, staircase to the first floor, wood-effect laminate flooring, radiator and inset ceiling spotlights. Doors leads to



### **Dining Kitchen**

Enjoying attractive views into the landscaped gardens and through to the adjoining Orangery/Conservatory. Fitted with a high-quality Symphony range of contemporary units, incorporating a one-and-a-half bowl stainless steel sink with water softener, extensive work surfaces, cupboards, drawers, pan drawers and two corner carousel storage. There is a Neff induction hob with contemporary illuminated cooker hood, two built-in Neff ovens, microwave, concealed fridge/freezer and useful pantry/storage cupboards. Further features include under-unit lighting, wood-effect laminate flooring, radiator, coving and ceiling spotlights. The generous dining/seating area completes the room.

### **Living Room**

Having an appealing westerly outlook over the driveway within the Court, with contemporary flame-effect electric fire, coving, radiator and inset ceiling spotlights. Double-glazed French doors provide access to the

### **Substantial Orangey/Conservatory**

Providing excellent family living and dining areas with panoramic views across the delightful rear gardens. The room features a high-pitched braced ceiling, cushioned/tilled flooring, two radiators and wall light points. French doors open onto the gardens, together with a half-glazed side entrance door.

### **Laundry Room**

With a useful range of fitted units incorporating stainless steel sink, extensive work surfaces, cupboards and drawers. There is space for laundry appliances and an upright fridge/freezer, together with fitted wall cupboards, wall-mounted Logic Plus gas central heating boiler, radiator with contemporary cover, cushioned flooring, extractor and inset spotlights.

### **Annex Shower Room**

Well appointed with corner shower cubicle, contemporary shower fitting and full-height Mermaid-style splashback, pedestal wash hand basin and low-level WC. Further features include illuminated mirror/toiletry cabinet, ladder-style heated towel rail, inset spotlights and extractor.

### **Annex Bed/Sitting Room**

A delightful reception space with French doors providing an attractive outlook over the landscaped gardens, together with views towards the northern driveway. There is also a large inset Velux roof window, coving, radiator and inset ceiling spotlights.

### **Annex Kitchenette**

Having a northerly aspect and fitted with a range of contemporary units incorporating stainless steel sink, work surfaces, cupboards and drawers. Radiator, inset ceiling spotlights and extractor.



### **Principal Bedroom**

A generously proportioned room enjoying an easterly outlook across the rear gardens, with coving and radiator. Open archway to

### **Dressing Room/Nursery Room**

A versatile additional room with easterly outlook across the gardens, coving, radiator and inset ceiling spotlights. Door to

### **Ensuite Shower Room**

Contemporary and well appointed with corner shower cubicle, full-height Mermaid-style splashback, wash hand basin with storage, low-level WC with concealed cistern, large illuminated mirror, wall-mounted toiletry cabinet, contemporary radiator, inset spotlights and extractor.

### **Bedroom**

Having a westerly outlook from the dormer window, access to useful eaves storage and radiator

### **Family Bathroom**

Well presented and fitted with a corner bath, pedestal wash hand basin and low-level WC, together with built-in linen cupboard, tiled walls and floor, heated radiator, tall toiletry cabinet with vanity mirror, further mirror above the wash hand basin, inset spotlights and extractor.

### **Bedroom**

Enjoying an appealing easterly outlook across the Orangery/Conservatory and landscaped rear garden, with coving and radiator.

### **Bedroom**

A good-sized bedroom enjoying a westerly outlook over the driveway and Belgrave Court, with coving and radiator.

### **Outside**

The property benefits from two separate driveways, providing excellent parking and useful space for additional vehicles, together with an Integral Garage offering potential for conversion to further accommodation, subject to necessary consents. The beautifully landscaped gardens wrap around the southern and eastern elevations, creating a private setting with patio and seating areas, formal lawn, mature planted borders and an attractive arbour adjoining the Orangery/Conservatory. The Annex also has its own low-maintenance gravelled courtyard garden, with further benefits including two garden sheds , external lighting and outside tap.

### **The Area**

Washingborough is a highly regarded and well-served village, conveniently positioned approximately 3–4 miles east of Lincoln city centre, typically around a 10–15 minute drive, subject to traffic.



# 1 Belgrave Court

Approximate Gross Internal Area = 213.6 sq m / 2299 sq ft

Garage = 14.8 sq m / 159 sq ft

Total = 228.4 sq m / 2458 sq ft



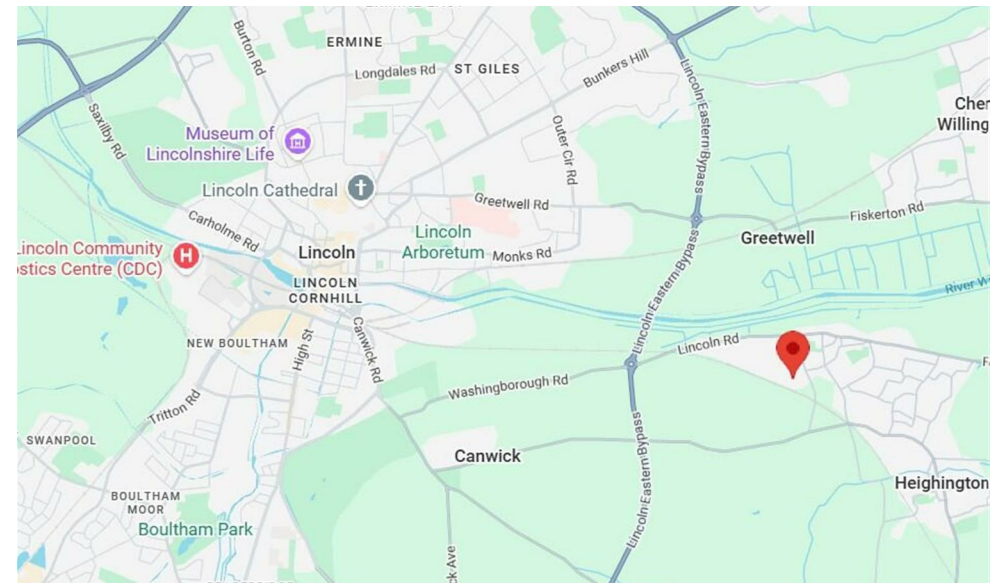
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The village offers an excellent range of everyday amenities including a Sainsbury's Local, Post Office, pharmacy, GP surgery, primary school, community facilities, playing fields and recreational amenities, making it particularly popular with families.

The nearby A15 Lincoln Eastern Bypass provides quick access around the city and to the wider regional road network, while Lincoln itself offers an extensive range of shopping, leisure, educational, cultural and professional facilities.

Overall, Washingborough combines strong village amenities with exceptionally convenient access to Lincoln, making it an appealing choice for families and professionals alike.



**COUNCIL TAX:** – Tax band: D

**ENERGY PERFORMANCE RATING:**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

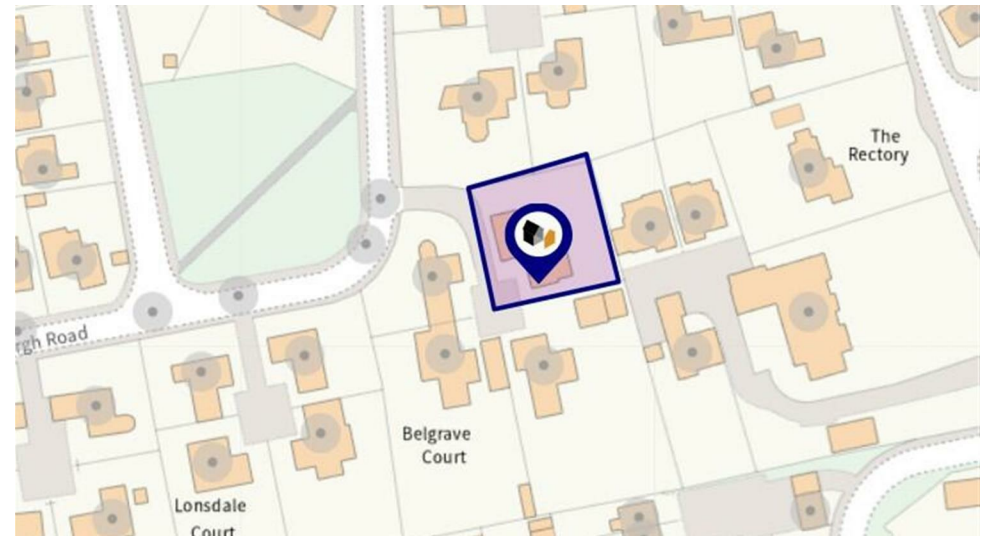
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