



Fen Road, Washingborough



£275,000

- Detached Bungalow
- Two Bedrooms
- In Need If Modernisation
- Triple Garage and Large Driveway
- Field Views
- NO ONWARD CHAIN
- Freehold
- EPC Rating TBC



A pleasant two bedroom bungalow occupying a larger-than-average plot in the sought after village of Washingborough, enjoying attractive open field views.

The property is conveniently located for a good range of local amenities, including village shops, a Co-op Food Store, pharmacy, doctors' surgery, primary school, public houses and regular bus services. The village also offers easy access to countryside walks and cycle routes, while Lincoln city centre is only a few miles away, providing a wider range of shopping, leisure and transport facilities.

The accommodation on offer comprises Entrance Hall, Kitchen, Lounge, Two Double Bedrooms, Bathroom and Conservatory. Externally the property offers a large front lawned garden and driveway with room for up to ten cars, To the rear of the property there is a lawned garden with access to the three garages and a shed.

The property benefits from being sold with NO ONWARD CHAIN.



Entrance Hall

With the entrance door to the front aspect.

Lounge

17'10" x 12'0" (5.4m x 3.7m)

With a bay window to the front aspect , fireplace and radiator.

Kitchen

11'10" x 8'7" (3.6m x 2.6m)

With a window to the rear aspect. Fitted with a range of wall and base units with worktops over, oven and hob with extractor hood and sink with drainer.

Bedroom One

13'2" x 12'8" (4m x 3.9m)

With a window to the front aspect and a fireplace.

Bedroom Two

13'2" x 12'0" (4m x 3.7m)

With windows to the side and rear aspects.

Bathroom

7'0" x 5'8" (2.1m x 1.7m)

With a window to the rear aspect. Fitted with a low level wc, wash hand basin, panelled bath with shower over and access to storage.

Conservatory

9'6" x 8'10" (2.9m x 2.7m)

Windows to all aspects and plumbing for washing machine.

Garage

14'3" x 9'6" (4.3m x 2.9m)

Up and over door, power, lighting and personal door leading to the conservatory.



Outbuildings

To the rear of the property is a triple garage with up and over doors.

Outside

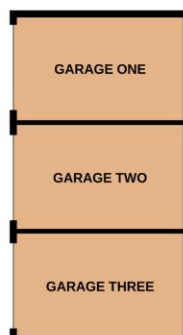
To the front of the property there is a lawned garden and driveway leading to a spacious parking area. To the rear of the property there is a lawned garden and a triple garage.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan

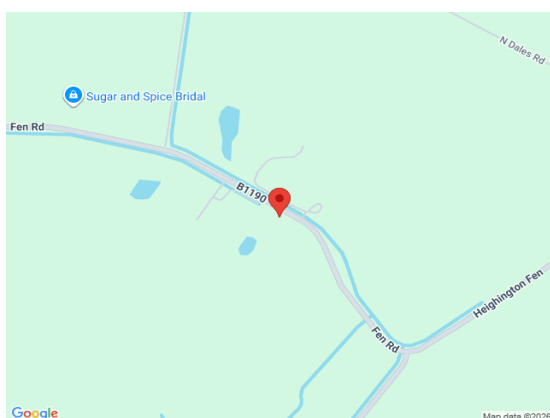
GROUND FLOOR
1412 sq.ft. (131.2 sq.m.) approx.



FLOORPLAN

TOTAL FLOOR AREA : 1412 sq.ft. (131.2 sq.m.) approx.

While 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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