



4 Minster Mews
Washingborough, Lincoln. LN4 1EG





4 Minster Mews Washingborough

NO ONWARD CHAIN!

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.



ACCOMMODATION

Entrance Lobby with obscure double glazed entrance door and staircase up to first floor.

Landing with built-in airing cupboard containing the insulated hot water cylinder and immersion heater, coving, access to roof space, and electric panel heater.



Bedroom having a delightful southerly view out over the rear of Minster Mews with its hard landscaped communal gardens and car park. Built-in wardrobe space to one corner, further built in storage cupboard over the staircase head area, coving and electric panel heater.

Bathroom comprising panel bath with Mira Sprint shower fitting, wall tiling and shower screen above; pedestal wash hand basin with tiled splash back and wall mounted toiletry cabinet with vanity mirror above and low-level WC. Ladderback style radiator/towel rail, coving, wall mounted Dimplex bathroom heater and extractor vent.

Lounge Diner having a very pleasant view down over the front landscaped gardens of Minster Mews and beyond to open countryside along the bank of the river Witham; coving, and electric wall panel heater. Archway through to:

Kitchen having a good range of fitted base, drawer and wall units, work surface areas with single drainer one and a half bowl sink unit inset and room for laundry white below, brushed steel featured oven, inset Belling ceramic hob to surface, and brushed steel cooker hood above with wall cupboard space set on either side. To the corner there are concealed built-in fridge and freezer; there is coving and inset ceiling spotlight fitting.

OUTSIDE

The Minster Mews building is set well back from the roadside within surprisingly large grounds of 0.2 acre, to the benefit of the apartment residents and visitors.

The driveway leads to a large parking area for residents (provision for one vehicle) and visitors. The grounds as a whole have been attractively landscaped with a large good sized mature garden including lawn area for residents to enjoy set to the rear.

The Lease: 999 years from 1st January 1991. Residents' Management Company - service charge of £36 per month.

North Kesteven District Council – Tax band: A

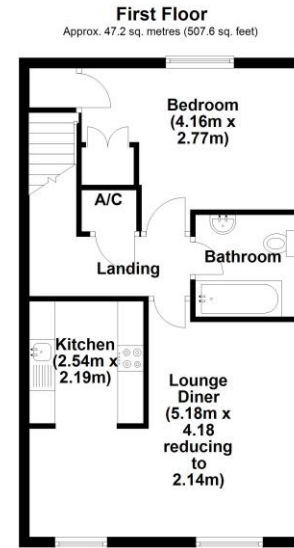
ENERGY PERFORMANCE RATING: D

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.

VIEWING: By arrangement with the agent's Lincoln Office
43 Silver Street, Lincoln. LN2 1EH.
Tel: 01522 538888
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure revised 18.6.2026





Total area: approx. 47.2 sq. metres (507.6 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy. Plan produced using PlanUp.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888
Email: lincoln@robert-bell.org

www.robert-bell.org

