



Cranbourne Mews,
Washingborough



£225,000

- Detached House
- Three Bedrooms
- NO ONWARD CHAIN
- In Need Of Modernisation
- Popular Village Location
- Two Garages & Driveway
- Lounge Diner
- EPC rating C



THREE BEDROOM Detached House in need of refurbishment. Located in the popular village of Washingborough. Perfectly positioned within walking distance of the local Primary School, Shops and Doctors. The accommodation of offer comprises Entrance Porch, Hall, Lounge Diner, Kitchen, Utility, WC and Conservatory to the ground floor. To the first floor there are Three Bedrooms, Bathroom and WC. Outside the property to the front there is a driveway with room for three cars and Two Single Garages. To the rear of the property there is an enclosed lawned garden with patio area.

Porch

3'0" x 7'0" (0.9m x 2.1m)

External door to the front aspect.

Hall

Window to front aspect and stairs to first floor with storage cupboard under.

Lounge Diner

14'2" x 22'0" (4.3m x 6.7m)

Window to front aspect, radiator and sliding doors leading to conservatory.

Conservatory

8'7" x 7'10" (2.6m x 2.4m)

Windows to all aspects and external door to rear aspect.



Kitchen

9'4" x 11'10" (2.8m x 3.6m)

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, freestanding electric cooker with extractor over and space for fridge freezer.

Downstairs WC & Utility

External door and window to rear aspect, space and plumbing for washing machine and wash hand basin.

Landing

Window to side aspect and access to roof space.

Bedroom One

12'6" x 12'0" (3.8m x 3.7m)

Window to front aspect and radiator.

Bedroom Two

8'11" x 12'1" (2.7m x 3.7m)

Window to rear aspect and radiator.

Bedroom Three

7'5" x 9'0" (2.3m x 2.7m)

Window to front aspect, storage cupboard and radiator.

Bathroom

5'0" x 5'5" (1.5m x 1.7m)

Window to rear aspect and fitted with panel bath with shower over, wash hand basin and radiator.

WC

Window to rear aspect and fitted with low level WC.

Garage One

12'0" x 8'0" (3.7m x 2.4m)

Up and over door to front and rear aspect, power and lighting.



Garage Two

12'0" x 8'0" (3.7m x 2.4m)

Up and over door, power, lighting and personal door to rear aspect.

Outside

To the front of the property there is a block paved driveway with parking for three cars. To the rear there is an enclosed lawned garden with patio.

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



2 CRANBOURNE MEWS, WASHINGTONBOROUGH, LN4 1RU

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		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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