



7 Repton Close,  
Washingborough, Lincoln

**BROWN & CO**



## 7 Repton Close, Washingborough, Lincoln

Occupying a generous corner plot extending to approximately 0.13 acres, this beautifully presented detached bungalow has been comprehensively refurbished by the current owners to create a stylish home, finished to an exceptional standard throughout. The extensive renovation programme has included full rewiring, re plaster, re plumbing, new insulation, replacement double glazing, a new boiler and radiators, resulting in a turnkey property with no chain.

The accommodation is thoughtfully arranged around a welcoming entrance hall. At the heart of the home is a superb contemporary kitchen/dining room fitted with quality units and integrated appliances, whilst the spacious lounge provides a comfortable and inviting reception space. There are three well-proportioned bedrooms, including one with French doors opening onto the rear garden, together with a luxurious four-piece bathroom featuring a walk-in shower and separate bath.

Externally, the property enjoys excellent kerb appeal with a gravelled driveway providing parking for several vehicles, alongside a detached garage. The enclosed rear garden is a particular highlight, offering a raised patio ideal for outdoor entertaining and a generous lawn bordered by mature hedging, creating a private and attractive setting.



### ACCOMMODATION

#### Entrance Hall

With built-in cloaks cupboard , column radiator, door to

#### Kitchen/Diner

Double glazed casement windows to side elevation, fitted wall and base units with sink and drainer, built-in Caple oven and microwave, built-in fridge freezer, free-standing dishwasher, space and plumbing for washing machine, column radiator, part tile walls, Caple four ring induction hob with extractor over.

#### Lounge

Double glazed casement window to front elevation, radiator, door to;

#### Rear Hall

With loft access, built-in storage cupboard, column radiator.

#### Bathroom

Double glazed casement windows to side elevation, four piece suite comprising large walk-in shower cubicle with dual shower head, low flush WC, wash basin in vanity unit, panel bath, part tiled walls, heated towel rail, extractor.

#### Bedroom One

Double glazed casement window to rear elevation, built in wardrobes, radiator.

#### Bedroom Two

Double glazed French doors to rear elevation, built in wardrobes, radiator.

#### Bedroom Three

Double glazed casement window to side elevation, radiator.

#### Outside

The property sits in a generous corner plot of 0.13 of an acre with the front elevation offering a gravel driveway with parking for several vehicles, lawned area, single garage with up and over door and side pedestrian door, power and light. The two side elevations offer gated access to the good sized lawned rear garden which is fenced/hedged with a raised patio.

#### Services

The property offers mains water, electric, gas and main sewer connections. As part of the full renovation the property has been insulated, fully rewired and re-plumbed with a brand-new boiler and radiators throughout, alongside new double glazed windows and doors.

#### Tenure & Possession

Freehold and for sale by private treaty. .

#### Council Tax

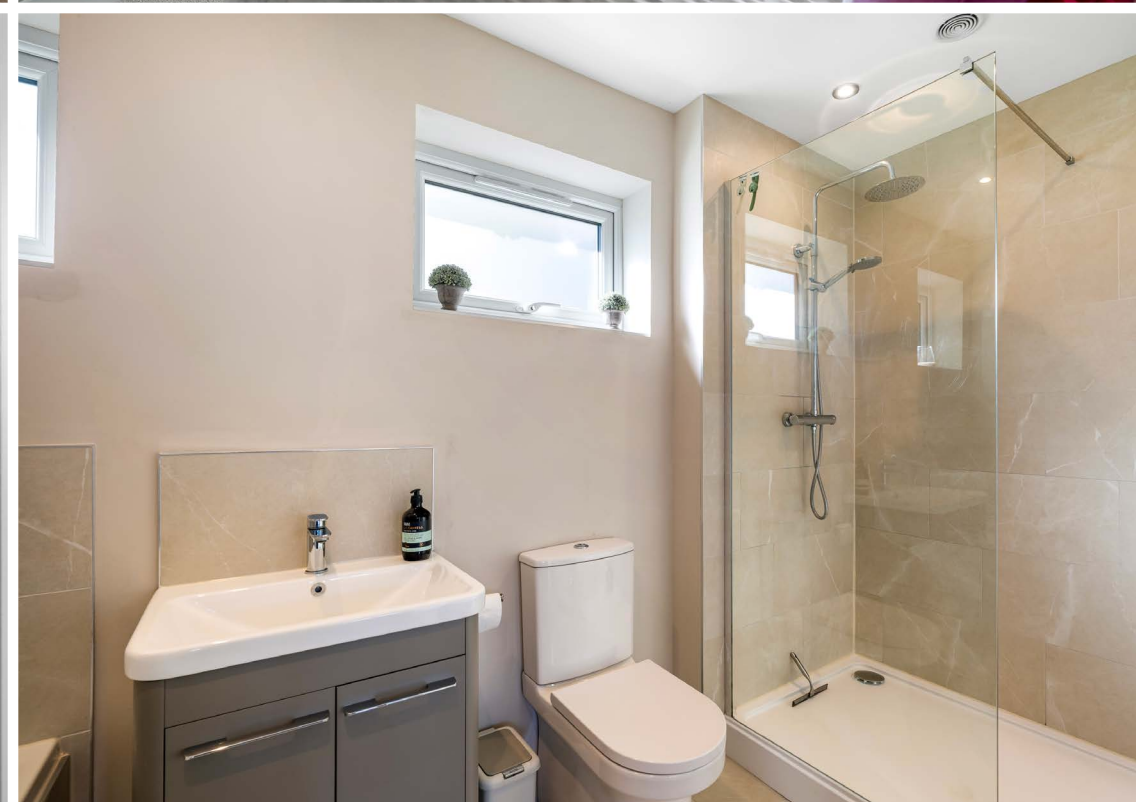
Band C

#### Mobile & Broadband

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone however interested parties are advised to check with their provider. We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 100 Mbps.

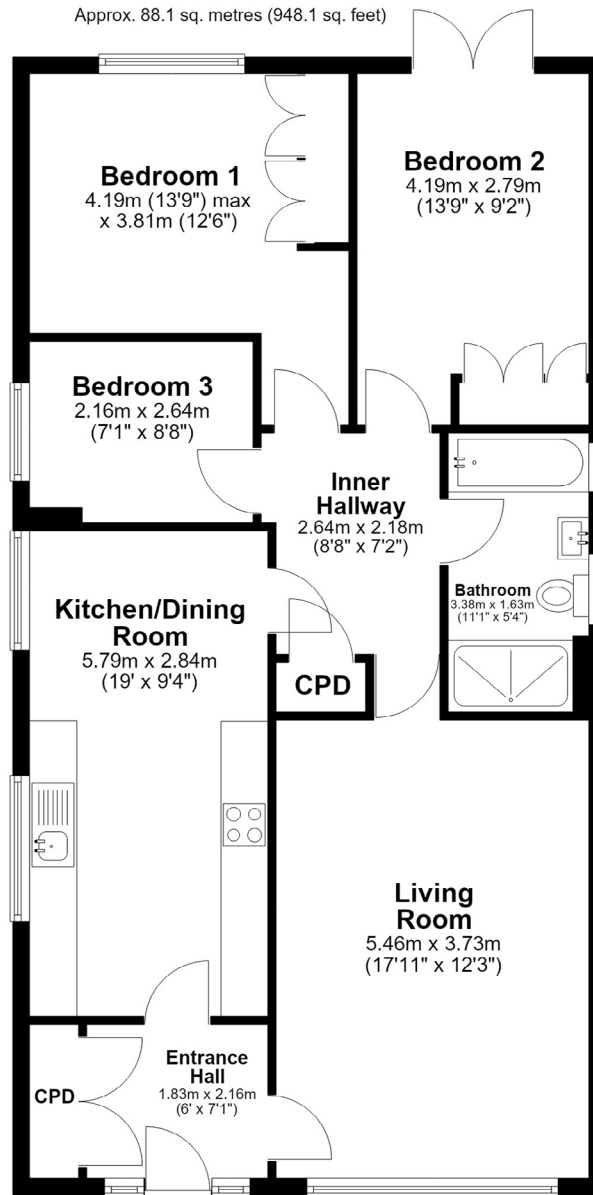
#### Location

Washingborough is a highly sought-after village located approximately three miles east of Lincoln, offering an excellent blend of village charm and everyday convenience. The village benefits from a wide range of local amenities, including a primary school, shops, cafés, public houses and recreational facilities, whilst providing easy access to Lincoln city centre, the A46 and wider road network. Surrounded by attractive Lincolnshire countryside and with a strong community atmosphere,



## Ground Floor

Approx. 88.1 sq. metres (948.1 sq. feet)



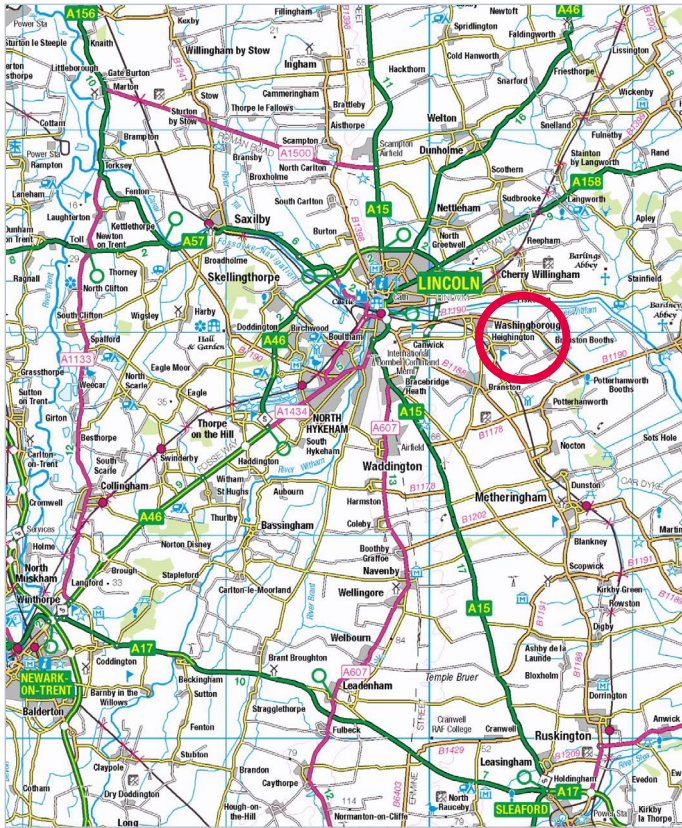
Total area: approx. 88.1 sq. metres (948.1 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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**7 Repton Close, Washingborough**





Energy performance certificate (EPC)

7 REPTON CLOSE  
WASHINGBOROUGH  
LINCOLN  
LN4 1SB

Energy rating

C

Valid until:

30 April 2031

Certificate number:

6139-6924-4000-0950-5272

Property type

Detached bungalow

Total floor area

102 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to [improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D

the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

70 C

96 B

**Directions - LN4 1SB**  
From the Lincoln Eastern bypass turn left towards Washingborough and stay on the B1190 until you reach a right hand turn onto Keeble Drive. Then turn right again onto Malvern Avenue and take you second left onto Repton Close where the property can be found in the top left corner of this no through road.

<https://what3words.com/zeal.ranked.ranch>

**Buyer identity check**  
Please note that prior to acceptance of any offer, Brown&co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

**Viewing**  
Viewing of the property is strictly by appointment with the selling agent on 01522 504304.

**Agent**  
James Mulhall  
01522 504304  
[lincolnresidential@brown-co.com](mailto:lincolnresidential@brown-co.com)

**IMPORTANT NOTICES**  
Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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