



- 4 -5 Bedroom Substantial Detached Bungalow
- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Two Bedroom Annexe with potential for Holiday Let
- Well Presented & Versatile Accommodation
- Block Paved Driveway & Garage
- Pleasant Gardens To Four Sides
- NO CHAIN!

Nelson Drive, Washingborough, LN4 1HN  
Auction Guide Price £285,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £295,000.

Spacious Bungalow with Two-Bedroom Annexe - Approx. 2,445 sq. ft.

Located in the ever-popular village of Washingborough, this substantial detached residence offers versatile and well-presented accommodation, including a generous bungalow together with a purpose-built two-bedroom, two-storey annexe. Set on a large plot with attractive gardens to all four sides, the property provides superb flexibility, ideal for multi-generational living, working from home, or generating income through letting opportunities such as Airbnb/holiday rental (subject to any necessary consents).

Main Bungalow Accommodation:

Entrance porch and hallway

21'5 lounge/diner with patio doors opening to conservatory

Stylish 16'7 kitchen with separate utility room and WC

Three bedrooms

Luxury wet room

Annexe Accommodation (with its own independent access):

Spacious entrance hallway and ground floor WC

Striking 22'7 sitting room with French doors onto the garden

Two generous double bedrooms (one on each floor)

First-floor bathroom

Externally, the home benefits from a block-paved driveway providing parking for several vehicles, a larger-than-average single garage, and wraparound gardens.

Offered with no onward chain, this rare property combines exceptional space, flexibility, and the exciting potential for additional income. Early viewing is strongly recommended!

Council tax band: C. Freehold.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



## The Bungalow

### Entrance Porch

Having uPVC front entrance door, tiled flooring, wall light and door into:

### Entrance Hallway

Having cloak cupboard, additional storage cupboard and access to loft.

### Lounge Diner

21' 5" x 15' 6" MAX (6.52m x 4.72m)

Having coal effect gas fireplace with flagstone hearth and stone surround, herringbone wood effect luxury vinyl flooring, 2 radiators, coved ceiling, wall lights and sliding patio door into:

### Conservatory

12' 4" x 9' 10" (3.76m x 2.99m)

Being of uPVC construction with brick built base and having fitted window blinds and French doors leading onto garden.

### Kitchen

16' 7" x 8' 8" max (5.05m x 2.64m)

Having a range of matching wall and base units, corner display shelving, one and a half bowl single drainer stainless steel sink unit, gas cooker point with cooker hood over, plumbing for dishwasher, space for fridge and freezer, tiled effect vinyl flooring, radiator and coved ceiling.

### Utility

7' 1" x 6' 3" (2.16m x 1.90m)

Having plumbing for washing machine, radiator, coved ceiling, door into garage and uPVC door to side.

### WC

Having low level WC, wash hand basin with tiled splash backs, tiled effect vinyl flooring and coved ceiling.

### Bedroom 1

16' 6" x 12' 3" (5.03m x 3.73m)

Having fitted part mirrored wardrobes, laminate wood effect flooring, radiator and coved ceiling.

### Bedroom 2

12' 3" x 7' 10" (3.73m x 2.39m)

Having radiator and coved ceiling.

### Bedroom 3/Office

10' 8" x 10' 0" (3.25m x 3.05m)

Having laminate wood effect flooring, radiator, coved ceiling and door leading into annexe.

### Wet Room

Having luxury 3 piece suite comprising large walk-in shower area with mains fed rainfall shower, additional handheld shower and shower seat, wall hung wash hand basin, low level WC with motion-sensor seat/toilet lid, ceramic tiled floor with integrated drainage, heated towel rail/radiator, fully tiled walls and coved ceiling.

## The Annexe

### Entrance Hallway

Having uPVC front entrance door, wood effect vinyl flooring and stairs rising to first floor.

### Ground Floor WC

Having low level WC and wash hand basin.

### Sitting Room

22' 7" x 13' 3" (6.88m x 4.04m)

Having luxury wood effect vinyl flooring with underfloor heating, airing cupboard housing hot water cylinder, double aspect windows and French doors leading onto the garden.

### Bedroom 2

13' 7" x 9' 4" min (4.14m x 2.84m)

Having wood effect luxury vinyl flooring with underfloor heating and wet room with wall mounted mains fed shower, ceramic tiled floor with integrated drainage, fully tiled walls, LED downlight and extractor.

## First Floor Landing

Offering suitable space for study if required, radiator and Velux window to front aspect.

### Bedroom 1

17' 5" x 12' 5" max (5.30m x 3.78m)

Having feature window to gable end, 4 Velux windows and radiator.

### Bathroom

Having 3 piece suite comprising panelled bath, pedestal wash hand basin, low level WC, vinyl flooring, radiator, extractor hood and Velux window to rear aspect.

### Outside

The property benefits from block paved driveway with space for several vehicles and giving access to larger than average garage. The gardens extend to all four sides of the property and comprise lawned and paved patio areas, a wide variety of flowers, plants, shrubs and trees, greenhouse, outside lighting and cold water tap.

### Garage

16' 7" x 10' 5" (5.05m x 3.17m)

Having remote control roller shutter door, power and light, Worcester Bosch condensing central heating boiler (installed approximately 2018), door leading into utility, controls and meters for solar panels.

### Agents Note

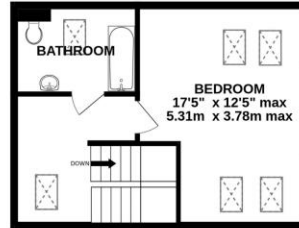
The property benefits from solar panels and provide an income of approximately £300 per annum. At the time of writing this advert Starkey&Brown are awaiting further details from the sellers. Call today for more information.



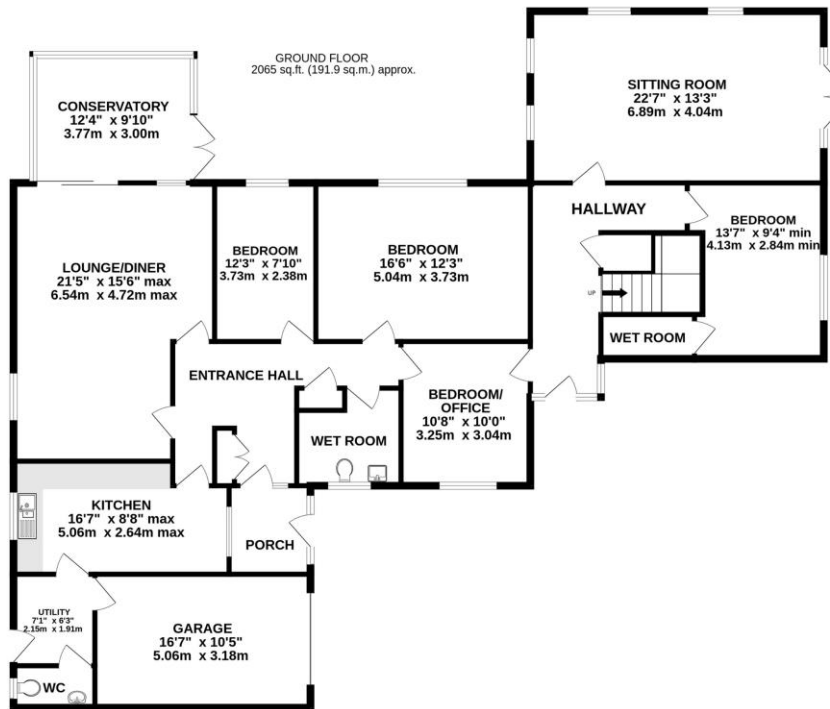


TOTAL FLOOR AREA : 2445 sq.ft. (227.2 sq.m.) approx.

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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1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



GROUND FLOOR  
2065 sq.ft. (191.9 sq.m.) approx.

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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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