



- No Onward Chain
- Extended Detached Bungalow
- Four Bedrooms
- Two Bathrooms
- Lounge, Dining Room & Conservatory
- Garage & Driveway Parking
- Generous Corner Plot
- Walking Distance To The Co-op, Doctors & Pharmacy

Winchester Drive, Washingborough, LN4 1DJ
£325,000





Offered for sale with no onward chain, this extended four-bedroom detached bungalow is perfectly situated on an enviable corner plot within the highly popular village of Washingborough. Designed to offer exceptionally spacious and versatile single-story living, the property is ideal for growing families or those looking to downsize without compromising on space. The residence is exceptionally well-located within easy walking distance of excellent everyday village amenities, including the local Lincolnshire Co-op, a pharmacy, and a doctors' surgery. It also benefits from a regular, direct bus service operating straight into the heart of Lincoln City Centre, making commuting simple. The layout flows effortlessly from a large, bright entrance porch into a central hallway. The reception spaces are perfect for entertaining, featuring a spacious lounge with a feature gas fireplace and floor-to-ceiling front-facing window, a formal dining room, and a substantial brick-base conservatory with a glass roof that opens directly onto the garden. At the heart of the home is a modern kitchen fully equipped with a suite of integrated Neff appliances. The sleeping accommodation is equally impressive, offering four bedrooms in total. Both bedrooms one and two benefit from comprehensive fitted bedroom furniture and built-in wardrobes, with the master bedroom further enjoying its own private en-suite shower room. The remaining bedrooms are served by a contemporary family shower room featuring a large walk-in shower with sleek aqua boarding and a natural sun tunnel. The property is completed throughout with full gas central heating and uPVC double glazing. Externally, the bungalow truly shines with its low-maintenance rear garden, large patio area, and an unused fish pond, while the front provides extensive multi-vehicle driveway parking and a 21ft attached garage. To arrange a viewing of this property, please contact Starkey & Brown. Council tax band: C. Freehold.



Entrance Porch

Accessed via a secure uPVC external door, this practical space features an additional internal uPVC door leading into the main hallway, alongside a separate internal door providing direct access into the garage.

Entrance Hallway

The welcoming central hallway features a built-in storage cupboard equipped with space-saving sliding doors, a single radiator, and coved ceiling detailing. It grants direct access to the primary living accommodation, the family shower room, and a separate lobby area.

Lobby Area

Conveniently located off the hallway, this separate utility lobby offers practical space and plumbing for a washing machine, built-in storage with sliding doors, electrical power points, and an external door leading out to the side aspect of the property.

Lounge

16' 4" x 12' 4" (4.97m x 3.76m)

A beautifully proportioned primary reception room centered around a feature gas fireplace. The space is illuminated by a floor-to-ceiling window facing the front aspect, finished with a coved ceiling, a single radiator, and an open layout that leads directly into the adjoining dining room.

Dining Room

13' 4" x 6' 3" (4.06m x 1.90m)

Perfect for formal family dining, this room features a single radiator, a coved ceiling, and convenient direct access through to the kitchen as well as sliding doors leading into the conservatory.

Conservatory

14' 5" x 12' 0" (4.39m x 3.65m)

Constructed with a solid brick base, a glass roof, and a uPVC double-glazed surround. This bright room is finished with practical tiled flooring, electrical power points, and uPVC double-glazed sliding doors that open out onto the rear patio and garden.

Kitchen

12' 11" x 7' 10" (3.93m x 2.39m)

A modern and thoughtfully upgraded kitchen fitted with an extensive range of wall and base units with complementary counter worktops over. A fitted suite of integrated Neff appliances includes a combination oven and microwave with a dedicated warming drawer, a five-ring gas hob, a fridge, a freezer, and a dishwasher. The room is completed by a chrome heated towel rail and a uPVC double-glazed window to the side aspect.

Master Bedroom

13' 3" x 11' 9" (4.04m x 3.58m)

A spacious principal double bedroom complete with double built-in wardrobes and a matching chest of drawers. The room features a uPVC double-glazed window overlooking the rear aspect, a coved ceiling, a single radiator, and a private sliding door leading into the en-suite.

En-Suite Shower Room

9' 10" x 3' 4" (2.99m x 1.02m)

Serving the master bedroom, this private three-piece suite includes a fully enclosed shower cubicle, a pedestal wash hand basin, and a low-level WC. The room is finished with a single radiator and an obscure uPVC double-glazed window to the side aspect.

Bedroom 2

12' 4" x 10' 9" max (3.76m x 3.27m)

A generous second double bedroom featuring a full suite of fitted bedroom furniture and built-in double wardrobes. The room includes a uPVC double-glazed window to the rear aspect and two central heating radiators.

Bedroom 3

8' 10" x 8' 10" (2.69m x 2.69m)

A versatile bedroom currently utilizing uPVC double-glazed sliding doors that open out directly onto the rear patio and garden, completed by a single radiator.

Bedroom 4

8' 10" x 6' 6" (2.69m x 1.98m)

A comfortable single bedroom or ideal home office space, featuring a uPVC double-glazed window to the rear aspect and a single radiator.

Family Shower Room

8' 3" x 7' 10" (2.51m x 2.39m)

A modern family bathroom fully equipped with a large walk-in shower featuring contemporary aqua boarding panels, a vanity unit with an integrated wash hand basin, and a low-level WC. Additional benefits include a built-in airing cupboard with storage shelving, a single radiator, and a natural light sun tunnel.

Garage

21' 4" max x 8' 9" (6.50m x 2.66m)

An attached single garage accessed via a manual up-and-over door to the front. It features an internal personal door from the porch, a uPVC double-glazed window to the side aspect, and houses both the gas and electric meters.

Outside Front

The property occupies an enviable, secure corner plot wrapped in fully enclosed fence perimeters. To the front is an expansive driveway providing off-road parking for multiple vehicles, leading directly to the front entrance porch and the garage.

Outside Rear

To the rear is a low-maintenance, enclosed garden that is predominantly laid to lawn. The outdoor space features a greenhouse, a spacious patio area perfect for outdoor seating, and a large former fish pond currently no longer in use.





GROUND FLOOR
1564 sq.ft. (145.3 sq.m.) approx.



TOTAL FLOOR AREA: 1564 sq.ft. (145.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, fixtures, fittings and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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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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