



**61 The Fields, Washingborough,
Lincoln, LN4 1FY**



Book a Viewing!

£445,000

A beautifully designed modern Four-Bedroom Detached Home, positioned within the highly sought-after Manor Fields development in Washingborough. This property combines contemporary finishes with a thoughtfully planned layout, creating the perfect balance between everyday functionality and stylish family living. From the welcoming Entrance Hall to the generous Bedrooms upstairs, each space has been finished with care, with herringbone flooring flowing through much of the Ground Floor and bi-fold doors opening onto the rear garden for seamless indoor-outdoor living. The accommodation comprises of: Entrance Hallway, Snug, Lounge, open plan Kitchen/Dining/Living Area, Utility, First Floor Landing, four Bedrooms, En-suite to the principal Bedroom, Family Bathroom, and Garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The charming village of Washingborough is situated 4 miles South-East of the historic Cathedral City of Lincoln. Washingborough benefits from a mix of old and new properties, The Ferry Boat public house, the well-known Washingborough Hall Hotel and fine dining Restaurant, shops, primary school and a variety of other amenities. Washingborough proves popular with people searching for a pleasant village to live.



ACCOMMODATION

ENTRANCE HALL

The property is approached via a neat porch, creating a sheltered entrance before stepping inside. From here, a UPVC double-glazed frosted door opens into a welcoming hallway, finished with herringbone flooring. The space gives access to the first-floor landing via the staircase, along with doors leading to the kitchen/diner/snug and lounge. A radiator completes the hallway.

SNUG

8' 6" x 9' 11" (2.59m x 3.02m) A cosy yet versatile front-facing reception room, ideal as a study, playroom or secondary sitting room. Features a UPVC double-glazed window, radiator, and carpeted flooring.

LOUNGE

15' 2" x 11' 2" (4.62m x 3.4m) A bright and welcoming main lounge with UPVC double glazed window to the front aspect, radiator, and carpeted flooring. Glazed double doors open to the dining area, enhancing the flow of the ground floor.



KITCHEN/DINING/LIVING AREA

9' 5" x 28' 6" (2.87m x 8.69m) The heart of the home, this stylish open-plan kitchen and dining space is finished with herringbone flooring throughout. The kitchen offers a comprehensive range of cupboards and laminate worktops, housing a Zanussi electric oven and grill, integrated fridge/freezer, gas hob with extractor, and integrated dishwasher. A 1½ ceramic sink with drainer and mixer tap is set beneath a UPVC window overlooking the garden along with the wall-mounted boiler discreetly housed in a cupboard. A central dining area provides space for a large table, while an additional seating area makes the room perfect for both entertaining and family life. The space is flooded with natural light, thanks to impressive bi-fold doors that open directly onto the rear garden, blending inside and out effortlessly.



UTILITY ROOM

5' 5" x 9' 11" (1.65m x 3.02m) A practical and well-finished utility, with herringbone flooring continued, sink with pedestal unit, toilet and radiator. A set of cupboard units and a worktop with space below for both washing machine and dryer complete the space.

FIRST FLOOR LANDING

The landing is light and spacious with access to the loft, radiator and a storage cupboard housing the hot water cylinder with access provided to all bedrooms and the family bathroom.





BEDROOM 1

14' 7" x 11' 4" (4.44m x 3.45m) The principal bedroom is both spacious and welcoming, featuring fitted sliding wardrobes that maximise storage while keeping a sleek finish. A UPVC window draws in natural light, complemented by a radiator and soft carpeted flooring. A door leads directly through to the en-suite.

EN-SUITE

Beautifully designed with a modern three-piece suite, the en-suite includes a mains-fed shower set within a tray and finished with accent tiled wall splashbacks, WC, and wash basin with practical under-unit storage. The room is completed with a chrome towel radiator, frosted UPVC window, tiled splashbacks, extractor, LED spotlights, and stylish laminate flooring.



BEDROOM 2

10' 9" max x 13' 6" max (3.28m x 4.11m) A bright and airy double bedroom, enhanced by a UPVC bay window to the front aspect. The room is finished with a radiator and fitted carpet, offering a comfortable and relaxing retreat.

BEDROOM 3

12' 11" x 10' max (3.94m x 3.05m) A further double bedroom to the rear of the property, benefitting from mirrored sliding wardrobes, a UPVC window, radiator, and carpeted flooring.



BEDROOM 4

10' 1" x 7' 6" (3.07m x 2.29m) A versatile additional bedroom, ideal as a single, guest room, or study. Features include a UPVC window, radiator, and carpeted flooring.

FAMILY BATHROOM

Generously proportioned, the family bathroom offers a four-piece suite comprising of a panelled bath with tiled splashback, a separate shower cubicle with mains-fed shower, WC, and wash basin with storage beneath. Finished with tiled flooring, extractor, LED spotlights, a chrome towel radiator, and a frosted UPVC window, the space combines practicality with a modern style.



OUTSIDE

To the rear, the expansive bi-fold doors open directly from the kitchen/diner onto a paved patio and lawn, all enclosed by fencing to create an inviting and secure garden - ideal for outdoor dining, entertaining, or simply relaxing. The front of the property is equally well-presented with a bordered garden laid mainly to grass with slabbed path leading for the front door. There is also a driveway providing off-road parking and access to both the garage and rear garden.



GARAGE

16' 11" x 8' 11" (5.16m x 2.72m) The property includes a single garage with a manual up-and-over door, lighting, power, and useful overhead rafter storage.

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NOTE

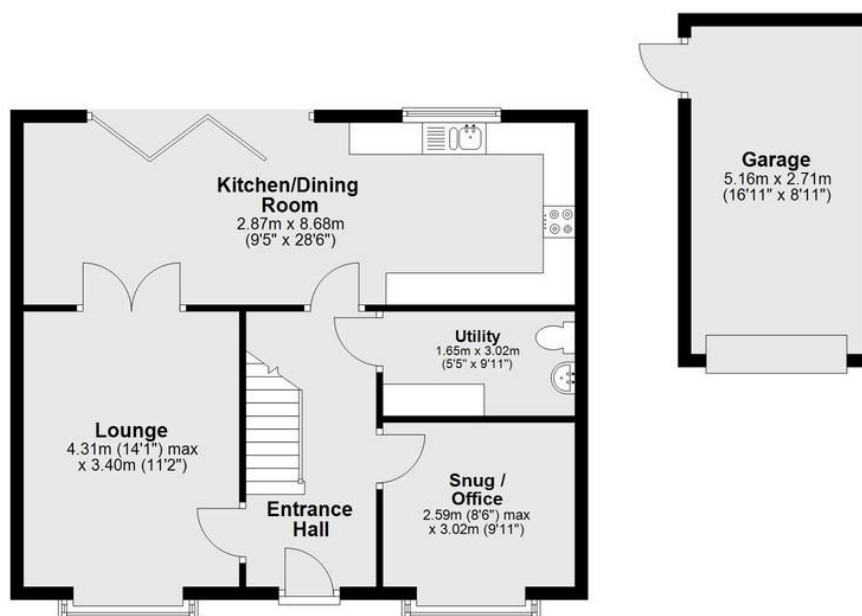
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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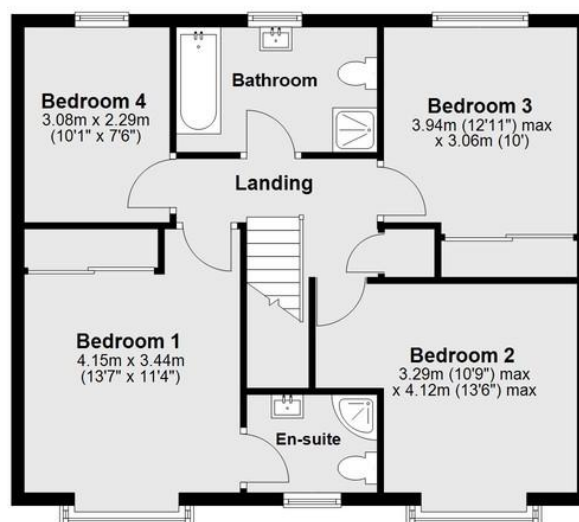
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Ground Floor



First Floor



Total area: approx. 142.1 sq. metres (1529.5 sq. feet)
61 The Fields

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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