NEWTONFALLOWELL



Jermyn Mews, Lincoln

4 1 2



£240,000

4 1 2

Key Features

- Four Bed Link Detached House
- Additional Downstairs Reception Room
- Popular Village Location
- Spacious Detached Family Home
- Three/Four Bedrooms
- Garage and Driveway
- EPC Rating TBC
- Freehold















A spacious four bedroom link-detached house, pleasantly positioned within a quiet cul-de-sac in the popular village of Washingborough. Offering generous and versatile accommodation, the property is well suited to family living and benefits from multiple reception spaces, off street parking and a garage.

The accommodation comprises an entrance hallway leading to a spacious lounge, kitchen/breakfast room and an additional reception room, providing flexible space that could be utilised as a dining room, home office or family room. To the first floor are four bedrooms together with a four-piece family bathroom.

Externally, the property benefits from an enclosed, low maintenance rear garden with both lawn and patio areas. To the front is a paved driveway providing off-street parking along with access to the garage. Situated within the sought-after village of Washingborough, the property offers a fantastic opportunity for those looking for a spacious family home in a popular village location.

Entrance Hall
With the entrance door to the front aspect, stairs rising to the first floor and radiator.

Kitchen/Breakfast Room 13'6" x 11'2" (4.1m x 3.4m)
With windows to the front aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor and access to storage.

Lounge 19'2" x 13'3" (5.8m x 4m)
With an external door and window to the rear aspect, fireplace, radiator and access to storage.

Dining Room 12'1" x 9'9" (3.7m x 3m)
With a window to the rear aspect and radiator.

Landing
With stairs to the ground floor.

Bedroom One 13'5" x 10'0" (4.1m x 3m)
With a window to the rear aspect and radiator.

Bedroom Two 10'5" x 7'8" (3.2m x 2.3m)
With a window to the front aspect, radiator and access to storage.

Bedroom Three 12'1" x 9'11" (3.7m x 3m)
With a window to the front aspect and radiator.

Bedroom Four 9'0" x 8'8" (2.7m x 2.6m)
With a window to the side aspect, opening leading into bedroom three and radiator,

Bathroom 6'8" x 5'2" (2m x 1.6m)
With a window to the front aspect, fitted with a low level wc, wash hand basin, panelled bath and shower.

Outside
To the front of the property there is a driveway leading to the garage.
To the rear there is a lawned garden and patio.

Agents Note
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GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



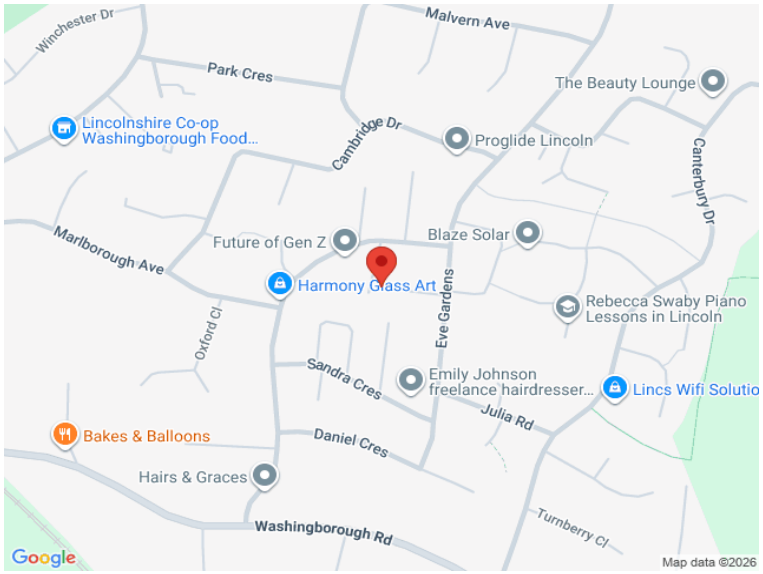
1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



FLOORPLAN

TOTAL FLOOR AREA : 1280 sq.ft. (119.0 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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01522 516590
lincoln@newtonfallowell.co.uk