



Cromwell Close,
Washingborough



£350,000

- Detached House
- Five Bedrooms
- Two Reception Rooms
- Corner Plot
- Popular Village Location
- NO ONWARD CHAIN
- Tenure: Freehold
- EPC Rating D



A substantial five-bedroom detached family home occupying a desirable position within the ever-popular village of Washingborough. Conveniently located within walking distance of local amenities including shops, schools, pubs and picturesque countryside walks, whilst being just a short drive from Lincoln city centre.

The accommodation on offer comprises Entrance Hall, Kitchen, Dining Room, Lounge and WC to the ground floor. To the first floor there are Five Bedrooms and Family Bathroom. Externally, the property offers a lawned garden and driveway with room for up to five cars leading to a single integral garage. To the rear of the property there is an enclosed lawned garden and patio.

The property further benefits from gas central heating, uPVC double glazing and being sold with NO ONWARD CHAIN.

Porch

With a window to the front aspect and to the hallway, door leading to the hallway and entrance door.

Hallway

With stairs leading to the first floor.

Lounge

5.15m x 3.9m (16'11" x 12'10")

With windows to the front and side aspects and radiator.



Dining Room

3.15m x 2.9m (10'4" x 9'6")

With a window to the side aspect and radiator.

Kitchen

3.4m x 2.75m (11'2" x 9'0")

With a window to the rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, integral oven, five ring gas hob and extractor hood.

Utility Room

With a door leading to the rear garden and door to the integral garage, sink with drainer unit, space for washing machine and freezer.

Downstairs WC

With a window to the rear aspect, low level wc, wash hand basin with vanity unit and radiator.

Landing

With windows to the front and side aspect and stairs to the ground floor.

Bedroom One

4.15m x 4.1m (13'7" x 13'6")

With a window to the front aspect, window and door to the balcony, storage cupboard and radiator.

Bedroom Two

4m x 3.15m (13'1" x 10'4")

With windows to the front and side aspects and radiator.

Bedroom Three

3.35m x 3.15m (11'0" x 10'4")

With a window to the rear aspect and radiator.

Bedroom Four

3.15m x 2.2m (10'4" x 7'2")

With a window to the side aspect and radiator.



Bedroom Five

2.7m x 1.95m (8'11" x 6'5")

With a window to the front aspect and radiator.

Bathroom

With a window to the rear aspect, low level wc, wash hand basin, panelled bath with shower over and radiator.

Outside

To the front of the property is a lawned garden with mature shrubs and driveway leading to the garage. To the rear of the property is an enclosed garden with lawn, patio and mature shrubs.

Garage

Integral garage with up and over door, door to the utility room, power and lighting.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

GROUND FLOOR
1199 sq.ft. (111.4 sq.m.) approx.



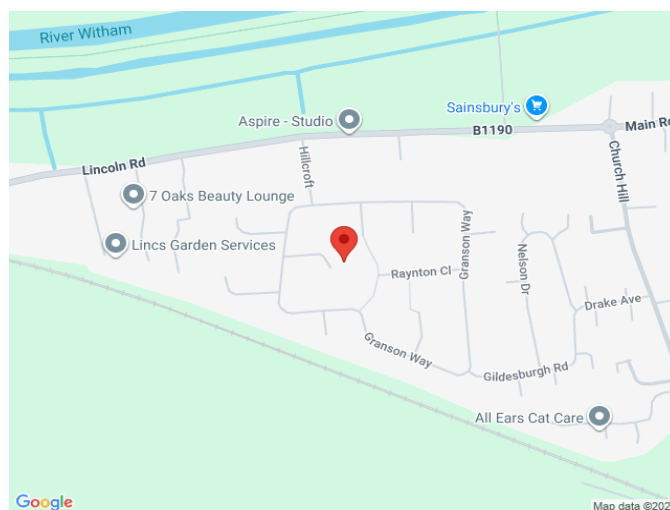
1ST FLOOR
1032 sq.ft. (95.9 sq.m.) approx.



CROMWELL CLOSE, WASHINGTONBOROUGH, LN4 1EU

TOTAL FLOOR AREA : 2231 sq.ft. (207.3 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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