



**Church Hill, Washingborough,
Lincoln, LN4 1EH**



Book a Viewing!

£775,000

Excellent New Detached Family Home situated in a prime position on Church Hill in the highly sought-after village of Washingborough. This newly constructed detached family home offers approximately 2,800 square feet of extensive living accommodation finished to a high specification throughout. The spacious ground floor comprises an impressive Reception Hall, two versatile Reception Rooms, and a stunning Open-Plan Kitchen, Dining, and Living Area featuring bi-fold doors that open onto the rear garden. A separate Utility Room provides additional practicality. The First Floor is centred around an elegant Galleried Landing and offers four generous Double Bedrooms. The Principal Suite benefits from a dedicated Dressing Area and luxurious En-Suite Bathroom, while a Jack-and-Jill En-Suite serves two further Bedrooms. A stylish Family Bathroom completes the accommodation. Constructed in attractive stone, the property incorporates a range of energy-efficient features including air source heating, solar panels, and underfloor heating throughout the ground floor. Externally, there are landscaped gardens, a private driveway, and a substantial attached Garage. Viewing is highly recommended to appreciate this this lovely family home.



New Dwelling , Church Hill, Washingborough, Lincoln, LN4 1EH



SERVICES

All mains services available. Air source heating and solar panels. Underfloor heating to the ground floor. Alarm system.

EPC RATING – B.

COUNCIL TAX BAND – TBC.

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

RECEPTION HALL

With bespoke main entrance door, alarm controls and coving to ceiling.

CLOAKROOM/WC

With WC, wash hand basin with vanity unit below and extractor fan.

LIVING ROOM

18' 8" x 15' 0" (5.69m x 4.57m) With feature fireplace and wood burner, coving to ceiling and UPVC sash window to the front elevation.

SITTING ROOM

15' 0" x 11' 7" (4.57m x 3.53m) With UPVC sash window to the front elevation and coving to ceiling.

OPEN PLAN KITCHEN/DINING & LIVING AREA

27' 2" x 25' 2" (8.28m x 7.67m) Fitted with a range of high quality kitchen units with a range of integrated appliances incorporating Samsung double oven and warming drawer, induction hob and dishwasher, further integrated tall fridge and freezer, wine fridge, extractor hood, Belfast sink, a range of Quartz worktops, three double glazed sash windows, coving to ceiling, inset spotlights and Bi-folding doors to the rear garden.

UTILITY ROOM

11' 5" x 11' 1" (3.48m x 3.38m) Fitted with a range of quality units, seating area and further fitted tall cupboards with drawers and storage cupboards, Quartz worktops, Belfast sink, coving to ceiling, extractor fan and inset spotlights, courtesy door through to the attached garage and double glazed sash window to the rear elevation.

FIRST FLOOR GALLERIED LANDING

With double glazed sash window to the front elevation, coving to ceiling and access to the roof void.

BEDROOM

14' 10" x 11' 10" (4.52m x 3.61m) With double glazed sash window to the front elevation and two radiators.

DRESSING AREA

10' 6" x 5' 5" (3.2m x 1.65m)

EN-SUITE

With suite to comprise of large walk-in shower area, feature bath, his and hers wash hand basin with vanity units and WC, towel radiator, inset spotlights, extractor fan, sensor mirror, part tiled surround and double glazed sash window to the rear elevation.

BEDROOM

15' 1" x 14' 5" (4.6m x 4.39m) With double glazed sash window to the front elevation and radiator.

BEDROOM

23' 3" x 11' 5" (7.09m x 3.48m) With double glazed sash window to the rear elevation and radiator.





JACK & JILL EN-SUITE

With suite to comprise of large walk-in fitted shower cubicle, wash hand basin with vanity unit and WC, towel radiator, part tiled surround, inset spotlights and extractor fan.

BEDROOM

15' 1" x 13' 11" (4.6m x 4.24m) With double glazed sash window to the front elevation and radiator.

FAMILY BATHROOM

With feature central bath and freestanding tap and shower attachment, part tiled surround, two towel radiators, WC and wash hand basin with vanity drawers below, large walk-in shower area, inset spotlights, extractor fan and double glazed sash window to the rear elevation.



OUTSIDE

The property is situated in this excellent position on Church Hill within the popular village of Washingborough. There are gardens to both the front and rear with extensive block paved driveway providing off road parking for numerous vehicles and access to the attached garage. There is side gated access leading to the landscaped rear garden with a patio area and warmflow air source heat pump.

GARAGE

21' 4" x 12' 1" (6.5m x 3.68m) With electric roller door, rear courtesy door, cupboard housing the hot water cylinder and water softener, light and power.



DISCLAIMER - Some of the external images have been digitally enhanced to show lawned areas and are for illustrative purposes only.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mumdys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

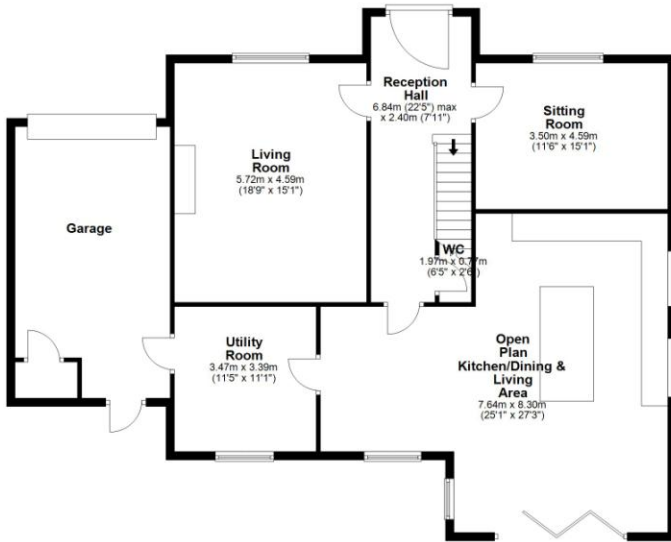
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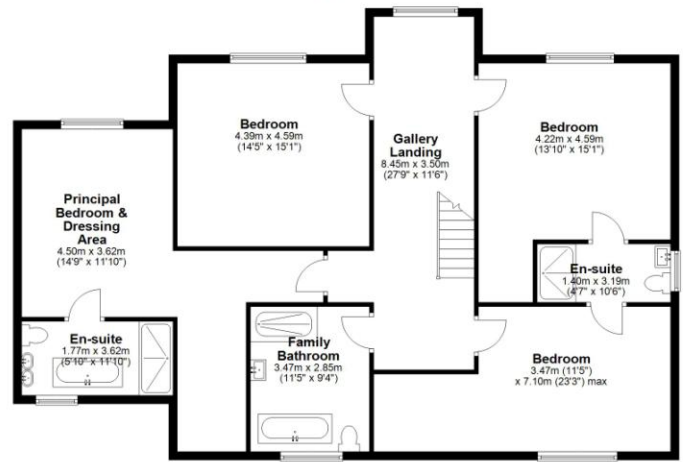




Ground Floor
Approx. 146.9 sq. metres (1581.1 sq. feet)



First Floor
Approx. 136.0 sq. metres (1463.5 sq. feet)



Total area: approx. 282.8 sq. metres (3044.5 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.

Church Hill, Washingborough, Lincoln



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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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