

The Churchillian, Church Hill, Washingborough, Lincoln, LN4 1EH

Book a Viewing!

Guide Price £700,000 to £725,000

The Churchillian is an 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. Options considered for a Solar Battery System.





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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.

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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
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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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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

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The Property Ombudsman

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