

2 Arlington Court

Washingborough, LN4 1EP

Book a Viewing!

£335,000

Four Bedroom Detached Family Home occupying a generous corner plot and offered for sale with No Onward Chain.

Positioned within an enclave of just four homes, the property enjoys spacious accommodation throughout together with extensive outside space, two garages and ample driveway parking. While offering the opportunity for a purchaser to modernise in areas if desired, the property provides an excellent foundation for a superb long term family home.

The accommodation comprises of an Entrance Porch, Entrance Hall, Lounge, Kitchen/Diner, Dining Room, Ground Floor Shower Room, Four Bedrooms, Family Bathroom, two garages and gardens to the front, side and rear.





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LOCATION
Arlington Court is situated within the highly sought-after village of Washingborough, one of Lincoln's most desirable residential locations. The village benefits from an excellent range of amenities including a Sainsbury's supermarket, Co-op Food Store, pharmacy, doctors' surgery, cafés, public houses and highly regarded schooling, whilst retaining a strong community atmosphere.

Families are particularly well served by Washingborough Academy and nearby Cherry Willingham and Branston Secondary Schools, whilst regular bus services provide easy access into Lincoln city centre. The village is also popular with commuters due to its convenient road links and straightforward access to the wider Lincoln area.

ACCOMMODATION

ENTRANCE PORCH
An enclosed entrance porch of UPVC construction with tiled flooring and internal window.

HALL
With access to the ground floor accommodation, built-in storage cupboards and staircase rising to the first floor landing.









LOUNGE
16' 9" x 13' 6" (5.11m x 4.11m) With dual aspect windows to both the side and rear elevations, parquet flooring, radiator and feature fireplace incorporating a gas fire.

KITCHEN/DINER
17' 2" x 8' 8" (5.23m x 2.64m) Fitted with a range of wall and base units with complementary work surfaces, tiled flooring, a 1½ bowl sink, eye-level oven and grill, electric hob with extractor over, space for a fridge/freezer, space for a dining table, UPVC window overlooks the front aspect.

SHOWER ROOM
Fitted with a shower cubicle, WC and wash hand basin with fitted vanity storage, Mermaid style wall boarding, tiled splashbacks, heated towel radiator and internal window.

SUN ROOM
15' 4" x 9' 1" (4.67m x 2.77m) With windows to both the side and rear elevations, sliding patio doors opening directly onto the garden, glazed internal doors with side panels create an open yet defined connection to the adjoining accommodation.

FIRST FLOOR LANDING
With access to all four bedrooms and the family bathroom, radiator, frosted UPVC window to the front aspect, cupboard housing the gas boiler, which was installed in December 2025.

BEDROOM 1
16' 11" x 8' 8" (5.16m x 2.64m) With UPVC window to the side aspect, radiator and fitted mirrored sliding-door wardrobes, additional fitted storage and a wall mounted air conditioning unit.

BEDROOM 2
15' 4" x 8' 6" (4.67m x 2.59m) With UPVC window to the front aspect, wash hand basin and built-in storage.

BEDROOM 3
12' 3 max" x 8' 5" (3.73m x 2.57m) With UPVC window to the rear aspect, radiator and fitted sliding-door storage cupboard.

BEDROOM 4
12' 2 max" x 6' 3" (3.71m x 1.91m) With built-in sliding-door storage cupboard, radiator and UPVC window to the rear aspect.

BATHROOM
Fitted with a three piece suite comprising bath, WC and wash hand basin, tiled splashbacks, radiator and frosted UPVC window to the front aspect.

GARAGE 1
15' 3" x 14' 1 max" (4.65m x 4.29m) Benefiting from electric roller door, power, lighting and rear facing window.

GARAGE 2
16' 0" x 9' 9" (4.88m x 2.97m) A second attached garage benefiting from electric roller door, power, lighting and rear facing window.





OUTSIDE

The property occupies a superb corner plot and sits well back from the road within a quiet cul-de-sac setting. To the front there is extensive driveway parking for multiple vehicles together with access to both garages. Gated pathways lead down either side of the property.

The rear and side gardens wrap around the home and provide an excellent amount of outdoor space. Predominantly laid to lawn with established hedging and mature boundaries, the gardens offer excellent privacy and tremendous scope for landscaping. The sun room's sliding patio doors provide direct access outside, making the garden ideal for entertaining, families and keen gardeners alike.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

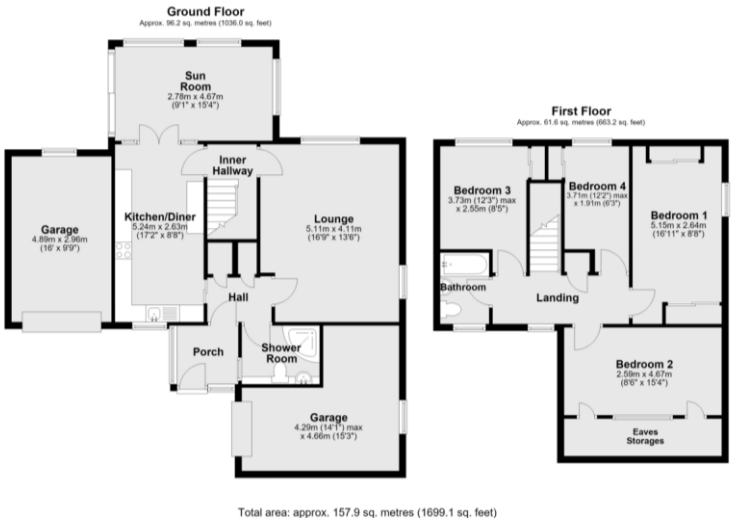
COUNCIL TAX BAND – D (North Kesteven District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker



Total area: approx. 157.9 sq. metres (1699.1 sq. feet)

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 mundys.net

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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 thoroughly checked.

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