



Wells Close, Washingborough Lincoln LN4 1SN



welcome to

Wells Close, Washingborough Lincoln

Early viewing is essential for this spacious four bedroom detached home situated on a quite cul-de-sac within the sought after village of Washingborough. Boasting no onward chain, multiple reception rooms, ample off road parking and local access to a range of amenities.



Boasting a generous plot on a cul-de-sac within the sought after village of Washingborough is this spacious four bedroom detached family home, enjoying local access to a wide range of village amenities such as shops, eateries, parks, a spa, a village hall and post office, as well as local transport links and schooling nearby. The property in brief comprises: entrance hall, lounge, dining room, kitchen/breakfast room, conservatory, utility room/wc, four well-proportioned bedrooms and a family bathroom. Ample off road parking is accessed via a generous block paved driveway to the front which additionally provides access to the double garage. Being a particular feature of this property is the picturesque rear garden, beginning with a spacious patio area ideal for multiple outdoor seating areas, a low wall fronted area of lawn bordered by mature trees and shrubs, a pond with pathway surrounding and a further patio area located to the rear of the garden. Early internal viewing is strongly recommended to appreciate this property in full.

Entrance Hall

Lounge

Dining Room

Kitchen / Breakfast Room

Conservatory

Utility / Wc

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Outside

Agent's Note



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Wells Close, Washingborough Lincoln

- SPACIOUS DETACHED HOME
- DESIRABLE CUL-DE-SAC LOCATION
- NO ONWARD CHAIN
- MULTIPLE RECEPTION ROOMS
- FOUR WELL-PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£370,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124267 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01522 534 771



Lincoln@williambrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williambrown.co.uk