



## 5 bed bungalow to buy in LN4

Nelson Drive, Washingborough, Lincoln,  
Lincolnshire, LN4 1HN

**£270,000** Starting Bid

 x 5  x 3  x 2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Substantial Detached Bungalow
- ✓ Two Bedroom Annexe with potential for Holiday Let
- ✓ Well Presented & Versatile Accommodation
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Spacious Bungalow with Two-Bedroom Annexe – Approx. 2,445 sq. ft. Located in the ever-popular village of Washingborough, this substantial detached residence offers versatile and well-presented accommodation, including a generous bungalow together with a purpose-built two-bedroom, two-storey annexe. Set on a large plot with attractive gardens to all four sides, the property provides superb flexibility, ideal for multi-generational living, working from home, or generating income through letting opportunities such as Airbnb/holiday rental (subject to any necessary consents). Main Bungalow Accommodation: Entrance porch and hallway 21'5 lounge/diner with patio doors opening to conservatory Stylish 16'7 kitchen with separate utility room and WC Three bedrooms Luxury wet room Annexe Accommodation (with its own independent access): Spacious entrance hallway and ground floor WC Striking 22'7 sitting room with French doors onto the garden Two generous double bedrooms (one on each floor) First-floor bathroom Externally, the home benefits from a block-paved driveway providing parking for several vehicles, a larger-than-average single garage, and wraparound gardens. Offered with no onward chain, this rare property combines exceptional space, flexibility, and the exciting potential for additional income. Early viewing is strongly recommended!

Council tax band: C. Freehold.

The Bungalow

Entrance Porch

Having uPVC front entrance door, tiled flooring, wall light and door into:

Entrance Hallway

Having cloak cupboard, additional storage cupboard and access to loft.

Lounge Diner

21' 5" x 15' 6" MAX (6.52m x 4.72m)

Having coal effect gas fireplace with flagstone hearth and stone surround, herringbone wood effect luxury vinyl flooring, 2 radiators, coved ceiling, wall lights and sliding patio door into:

#### Conservatory

12' 4" x 9' 10" (3.76m x 2.99m)

Being of uPVC construction with brick built base and having fitted window blinds and French doors leading onto garden.

#### Kitchen

16' 7" x 8' 8" max (5.05m x 2.64m)

Having a range of matching wall and base units, corner display shelving, one and a half bowl single drainer stainless steel sink unit, gas cooker point with cooker hood over, plumbing for dishwasher, space for fridge and freezer, tiled effect vinyl flooring, radiator and coved ceiling.

#### Utility

7' 1" x 6' 3" (2.16m x 1.90m)

Having plumbing for washing machine, radiator, coved ceiling, door into garage and uPVC door to side.

#### WC

Having low level WC, wash hand basin with tiled splash backs, tiled effect vinyl flooring and coved ceiling.

#### Bedroom 1

16' 6" x 12' 3" (5.03m x 3.73m)

Having fitted part mirrored wardrobes, laminate wood effect flooring, radiator and coved ceiling.

#### Bedroom 2

12' 3" x 7' 10" (3.73m x 2.39m)

Having radiator and coved ceiling.

#### Bedroom 3/Office

10' 8" x 10' 0" (3.25m x 3.05m)

Having laminate wood effect flooring, radiator, coved ceiling and door leading into annexe.

#### Wet Room

Having luxury 3 piece suite comprising large walk-in shower area with mains fed rainfall shower, additional handheld shower and shower seat, wall hung wash hand basin, low level WC with motion-sensor seat/toilet lid, ceramic tiled floor with integrated drainage, heated towel rail/ radiator, fully tiled walls and coved ceiling.

## The Annexe

### Entrance Hallway

Having uPVC front entrance door, wood effect vinyl flooring and stairs rising to first floor.

### Ground Floor WC

Having low level WC and wash hand basin.

### Sitting Room

22' 7" x 13' 3" (6.88m x 4.04m)

Having luxury wood effect vinyl flooring with underfloor heating, airing cupboard housing hot water cylinder, double aspect windows and French doors leading onto the garden.

### Bedroom 2

13' 7" x 9' 4" min (4.14m x 2.84m)

Having wood effect luxury vinyl flooring with underfloor heating and wet room with wall mounted mains fed shower, ceramic tiled floor with integrated drainage, fully tiled walls, LED downlight and extractor.

### First Floor Landing

Offering suitable space for study if required, radiator and Velux window to front aspect.

### Bedroom 1

17' 5" x 12' 5" max (5.30m x 3.78m)

Having feature window to gable end, 4 Velux windows and radiator.

### Bathroom

Having 3 piece suite comprising panelled bath, pedestal wash hand basin, low level WC, vinyl flooring, radiator, extractor hood and Velux window to rear aspect.

### Outside

The property benefits from block paved driveway with space for several vehicles and giving access to larger than average garage. The gardens extend to all four sides of the property and comprise lawned and paved patio areas, a wide variety of flowers, plants, shrubs and trees, greenhouse, outside lighting and cold water tap.

### Garage

16' 7" x 10' 5" (5.05m x 3.17m)

Having remote control roller shutter door, power and light, Worcester Bosch condensing central heating boiler (installed approximately 2018), door leading into utility, controls and meters for solar panels.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £270,000

Property Type: Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

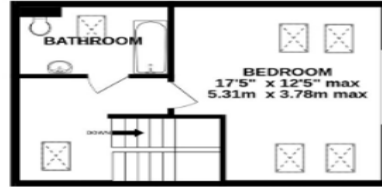
Sewerage: Standard UK domestic

Air conditioning: No

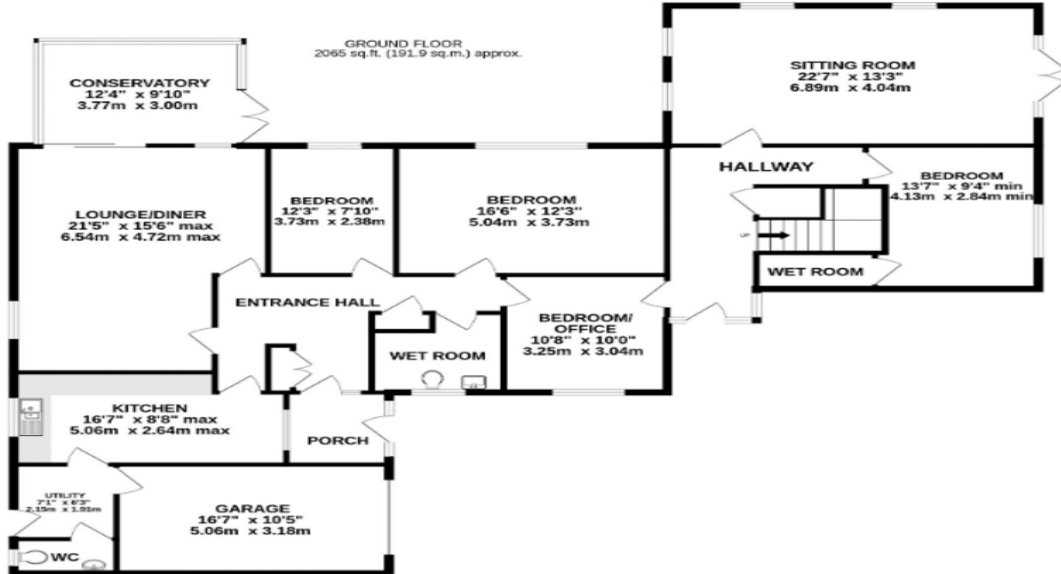
Broadband: Cable

Mobile signal coverage: Good

**TOTAL FLOOR AREA : 2445 sq.ft. (227.2 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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**1ST FLOOR**  
 380 sq.ft. (35.3 sq.m.) approx.



**GROUND FLOOR**  
 2065 sq.ft. (191.9 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Nelson Drive, Washingborough, Lincoln, Lincolnshire, LN4 1HN

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