

VILLAGE & COUNTRY

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THE ACORNS, CHURCH HILL, WASHINGBOROUGH, LN4 1EH



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THE ACORNS, CHURCH HILL, WASHINGBOROUGH. LN4 1EH

This is a substantial individually stone built family residence situated in the popular large village of Washingborough, a short drive from the historic City of Lincoln; having 'eyebrow' style windows and a feature circular window to the front elevation.

The property is set within very good size landscaped grounds approached down a long block paved driveway with a circular raised flowerbed to the centre.

The well presented accommodation comprises; Entrance Porch and Hallway, Lounge Diner, Downstairs Bathroom with sunken bath; main Kitchen, Kitchen 2/Utility Room, Master Bedroom, Guest Bedroom, Family Bathroom, two further Bedrooms with one currently utilised as a Study and a substantial Games Room/Bedroom with potential to convert into two separate rooms (subject to any necessary planning consents).

There is a triple garage accessed from the driveway with ample parking and turning circle, workshop and excellent brick built summer house within the grounds. The gardens have been delightfully landscaped and are maintained to a high standard having a number of features including stepped levels, patio/seating areas and an ornamental pond.

The rear garden is fully enclosed by panelled fencing and brick walls as appropriate.

A formal viewing is highly recommended by the agent.

See the 360 deg Virtual Tour at www.robert-bell.org/vt/314

See the stunning Aerial Video at <http://vimeo.com/100592064>



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ACCOMMODATION

ENTRANCE PORCH light and airy with single glazed wooden outer door having multi panelled side windows, light fitting and tiled floor. Solid wood entrance door with glazed side panels leading to:

GOOD SIZE ENTRANCE HALL of excellent proportions with multi coloured glass brick feature wall to the lounge; carpeted floor (parquet flooring underneath), coving, radiator, light fitting and power points. Door through to:

LOUNGE/DINING AREA [25' 4" x 21' 4" maximum dimensions (7.72m x 6.50m)] excellent well proportioned reception space with double glazed bow window overlooking the stunning front garden; feature stone fireplace with canopy and fitted gas fire (opening for solid fuel if required), wooden tongue and groove ceiling, coving, radiators, TV aerial point, telephone point and power points. Opening into:



Dining area

DINING AREA benefitting from having sliding patio doors with views and access out over the large rear garden; tongue and groove ceiling, radiator, light fitting and power points.

DOWNSTAIRS BATHROOM [10' 6" x 5' 11" (3.20m x 1.80m)] having double glazed window overlooking the rear garden; of good proportions with fully fitted suite comprising; sunken bath, low level WC and wash hand basin with toiletry cabinet below. Tiling to at least dado rail height, fitted mirror with back lighting, radiator and light fitting.



Bathroom

Stairs down to:

BEDROOM 3 [15' 1" x 14' 4" (4.59m x 4.37m)] currently used as a study having double glazed window overlooking the rear garden; built in wardrobes, radiator, light fitting and power points.



Bedroom/Study

KITCHEN 2/UTILITY [12' 1" x 9' 5" (3.68m x 2.87m)] a second fully fitted kitchen having double glazed window overlooking the rear garden; base and eye level units and appropriate fitted work surface areas; inset stainless steel sink unit, built in refrigerator, electric hob with cooker hood above and space beneath surfaces for laundry white goods. There is space for a free standing fridge/freezer, radiator, power points and vinyl floor covering.

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Kitchen 2/utility



Master bedroom



Main kitchen

MAIN KITCHEN [14' 9" x 10' 6" maximum dimensions (4.49m x 3.20m)] having double glazed window overlooking the rear garden; boasting a range of base and eye level units with fitted work surface areas, inset one and half bowl single drainer sink unit with mixer taps. Inset Rangemaster range cooker with extractor hood above, storage cupboard, built in NEFF dishwasher and built in fridge. Tiling to at least dado rail height, radiator, tiled floor and power points. Double glazed rear entrance door to grounds.

Stairs up to: **FIRST FLOOR LANDING** [12' 5" x 6' 3" (3.78m x 1.90m)] of good proportions with built in airing cupboard housing the hot water cylinder; radiator, light fitting and power point.

MASTER BEDROOM [16' 7" x 14' 4" (5.05m x 4.37m)] a lovely bright and airy bedroom having double glazed windows overlooking the delightful front garden with views over the Cathedral beyond; extensive fitted wardrobes, radiator, coving, ceiling and wall light fittings, TV aerial point, telephone point and power points.

GUEST BEDROOM/BEDROOM 2 [14' 4" x 12' 11" (4.37m x 3.93m)] a lovely light and bright double room with double glazed window overlooking the rear garden; fitted wardrobes, radiator, coving, ceiling and wall light fittings, TV aerial point and power points.



Guest bedroom 2

BEDROOM 4 [12' 1" x 11' 3" (3.68m x 3.43m)] a lovely bright double room with double glazed window overlooking the front garden; built in double wardrobe, radiator, coving, ceiling and wall light fittings, TV aerial point and power points.

FAMILY BATHROOM [11' 3" x 8' 9" (3.43m x 2.66m)] having double glazed window overlooking the rear garden; recently fitted to a high standard and comprising corner shower cubicle with Triton shower fitting, and tiling to full height. Corner bath with mixer taps, low level WC, double wash hand basins set to a surround with wall mirrors, mixer taps and back lighting; radiator.

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Family bathroom



GAMES ROOM/BEDROOM 5 [30' 6" x 13' 8" (9.29m x 4.16m)] having windows to side, front and rear elevations; sloping ceilings in part, tongue and groove ceiling with lights. Radiators, TV aerial point, telephone point and power points. Access hatch to boarded loft space

OUTSIDE

Entrance to the property is via a wooden five bar gate leading to the ample sized block paved driveway with turning circle and access to the **TRIPLE GARAGE** [26' 2" x 18' 4" (7.97m x 5.58)] a large garage with 3 up and over doors, recently fitted double glazed window and external door to the side aspect; wall mounted electric consumer unit and recently fitted Glow worm gas central heating boiler. Work bench fitted, storage cupboard, light fittings and power points. The large front garden has been mainly laid to lawn with established trees and an abundance of flowers, shrubs and established trees; incorporating an ornamental pond with water feature. The lawn has rose borders and raised flowerbed in the centre of the drive. Additional parking space down one side of the property

suitable for a caravan/trailer and wrought iron gate providing access to the rear garden. Steps flanked by ornamental acorns lead to the flagged terrace area and front entrance door. **SUMMERHOUSE** [13' x 13' max dimensions (3.96m x 3.96m)] an excellent stone built summer house providing views out onto the beautiful rear garden and having its own patio/seating area; uPVC double glazed windows to side aspect, French doors to chequered patio area. Base and eye level units with display cabinets, space for under counter fridge, coving, tiled floor, dado rail, light and fan fitment, TV aerial point and power points. **WORKSHOP** [13' 3" x 7' 11" maximum dimension (4.04m x 2.41m)] having double glazed window to the side aspect; work bench, shelving, power points. Access hatch to loft space.

There is a large and highly maintained rear garden with numerous areas of interest having rose beds, flowerbeds/shrubs and established trees including a wide variety of fruit trees e.g. plum, damson, pear and apple. The garden is laid mainly to lawn with a flagged patio/seating area. There is a vegetable plot to the rear with a greenhouse and potting shed which can be accessed via a purpose built archway which also leads to the workshop and small wooded area beyond. A second lower patio area provides a further greenhouse and central flowerbed with a wrought iron gate to the front of the property. The garden is fully enclosed with a mixture of panelled fencing and brick walls to the boundaries as appropriate.

ENERGY PERFORMANCE RATING: D.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

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