



I, Winchester Drive
Washingborough, Lincoln, LN4 1DH

BELL





I, Winchester Drive

Washingborough, Lincoln, LN4 IDH

This is a good-sized detached three-bedroom bungalow occupying a pleasant, slightly elevated position within this popular residential area of the highly regarded east Lincoln village of Washingborough.

The accommodation would now benefit from a general scheme of refurbishment, offering an incoming purchaser the opportunity to reappoint and improve the property to their own requirements. The bungalow provides a well-proportioned arrangement of accommodation comprising an Entrance Lobby and Hallway, fitted Kitchen, substantial L-shaped Lounge Diner, Bathroom and three Bedrooms, one of which has also been utilised as a Home Office.

The property stands within a well-established plot and benefits from a generous driveway providing ample parking, an attached Garage and a particularly appealing southerly-facing rear garden, with a large patio terrace adjoining the rear elevation.

Overall, 1 Winchester Drive offers an excellent opportunity to acquire a well-proportioned detached bungalow in a sought-after village setting, with considerable scope for a purchaser to modernise and enhance the property to their own tastes.

ACCOMMODATION

Entrance Lobby

With sliding double-glazed main entrance door, tiled floor and interior obscure-glazed panelled through door through to:

Hallway

With built-in cloaks/airing cupboard containing the gas-fired central heating boiler and the insulated hot water cylinder; and radiator.



Kitchen

With an easterly outlook across the driveway and having a range of fitted kitchen units comprising a single-drainer, one-and-a-half-bowl stainless steel sink unit with cupboard space and room for a kitchen appliance and white goods beneath, together with corner space for a cooker to be inset. To the opposite side of the sink unit, the fitted work surface extends around the adjoining walls with drawer and cupboard space beneath and a range of wall cupboard units above. There is an obscure-glazed serving hatch through to the adjoining Lounge Diner, radiator and fluorescent lighting strip.

L-shaped Lounge Diner

With a large glazed picture window/casement providing a pleasant view across the front garden and over Winchester Drive, good-sized dining area with obscure-glazed serving hatch through to the Kitchen and two radiators.

Bathroom

Having panelled bath across one wall with Triton shower fitting and shower screen above, pedestal wash hand basin, low-level WC, tiling to all walls to full height, radiator and extractor vent.

Bedroom

Having a pleasant southerly outlook over the rear garden; and radiator.

Bedroom/Home Office

With a pleasant southerly outlook from the French window over the rear garden, built-in wardrobe space to one corner and radiator.

Bedroom

With a southerly view over the rear garden and radiator.

Outside

The bungalow stands in a slightly elevated plot with a concrete driveway providing more than ample parking for family and visitors, as well as access to the good-sized attached Garage with electric roller blind door, fluorescent lighting strip and two separate service doors to the rear grounds.

To the front of the bungalow, there is a good-sized area of garden with an area of lawn, shrubs and flowering plants including roses and Hebe.

The bungalow also benefits from having a well-proportioned rear garden with a favourable southerly aspect. There is a large patio terrace adjoining the rear elevation of the bungalow, onto which the window of Bedroom 3/Home Office opens. The garden is predominantly laid to lawn and is well enclosed by tall panelled fencing. There is an outside water tap and light fitting.

The Area



Washingborough is a highly regarded and particularly well-served village situated approximately 3 miles south-east of the historic Cathedral City of Lincoln, offering an attractive village environment while remaining exceptionally convenient for the city and its surrounding road network.

The village provides an excellent range of everyday amenities including a Lincolnshire Co-op food store, Post Office, pharmacy, primary school with nursery, public houses, community centre, playing fields and recreational facilities. Washingborough also benefits from its own medical practice.

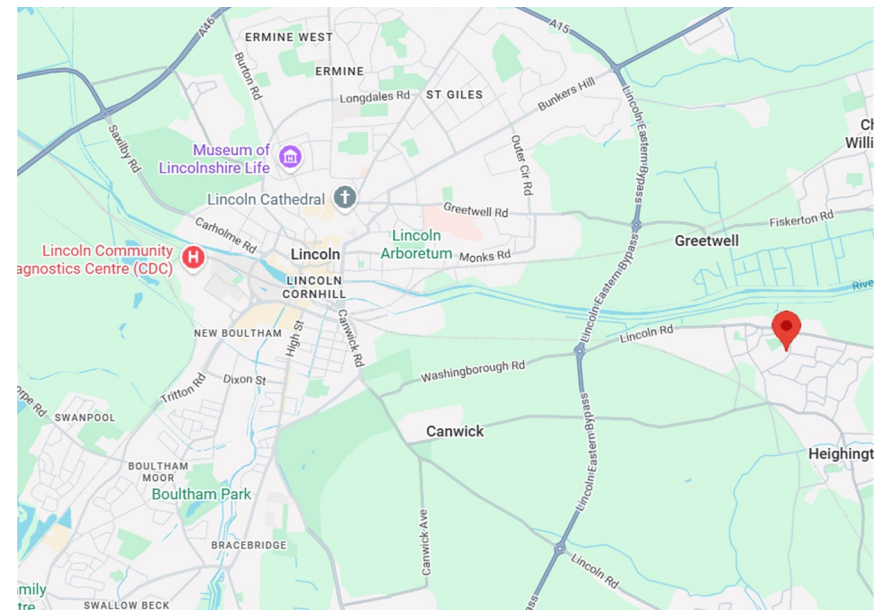
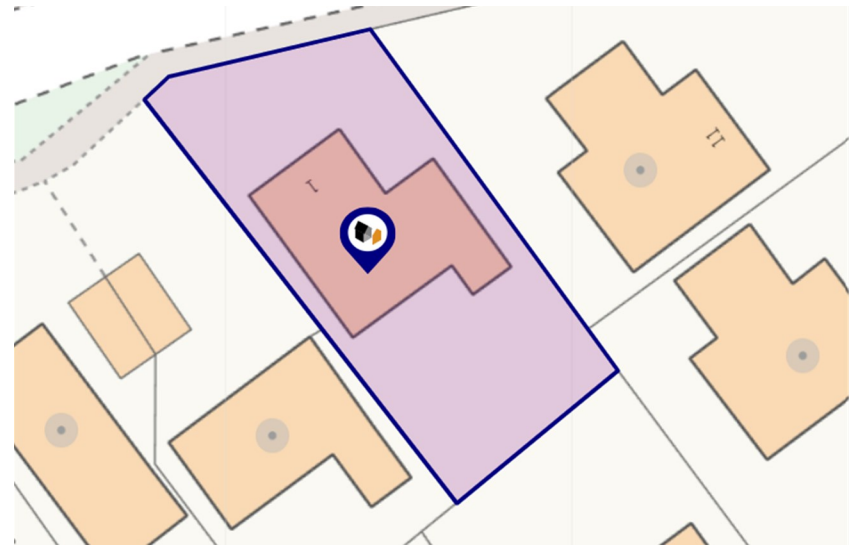
Lincoln is typically only around 10–15 minutes by car, subject to traffic, and provides an extensive range of shopping, educational, leisure, cultural and professional facilities, together with its renowned Cathedral, Castle, historic Bailgate and Uphill quarter, university and Brayford Waterfront.

Communications are particularly good, with nearby access onto the A15 Lincoln Eastern Bypass, which provides convenient connections around the eastern side of the city and onwards towards the A46, A158 and A607. The bypass has a dedicated junction with Washingborough Road, making the village particularly accessible for commuters and those travelling throughout the wider region.

For walking and cycling, Washingborough also enjoys convenient access to the countryside surrounding the River Witham and the Water Rail Way, the largely traffic-free route linking Lincoln with Boston and providing an attractive recreational amenity close to the village.

Overall, Washingborough combines excellent village amenities, attractive countryside surroundings and outstanding accessibility to Lincoln, making it one of the city's particularly appealing neighbouring villages.





COUNCIL TAX: North Kesteven District Council – Tax band: C

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 Sales office
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