



4 Minster Mews
Washingborough, Lincoln. LN4 1EG





4 Minster Mews

Branston

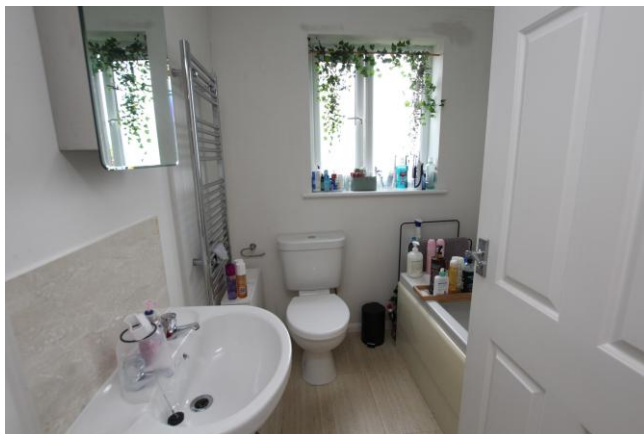
NO ONWARD CHAIN!

This is a one bedroom first floor apartment in what is a very pleasantly situated small apartment building of just four homes with its large landscaped grounds of 0.2 of an acre on the northern western countryside front of the ever popular village of Washingborough.

This conveniently located apartment would prove ideal for young buyers, individual professionals, those seeking to downsize on their accommodation needs and of course residential investors looking for a convenient letting opportunity.

From its elevated position, there are appealing views out over neighbouring countryside towards the bank of the River Witham and its Delph.

The Lease: 999 years from 1st January 1991. Residents' Management Company - service charge of £36 per month.



ACCOMMODATION

Entrance Lobby with obscure double glazed entrance door and staircase up to first floor.

Landing with built-in airing cupboard containing the insulated hot water cylinder and immersion heater, coving, access to roof space, and electric panel heater.



Bedroom having a delightful southerly view out over the rear of Minster Mews with its hard landscaped communal gardens and car park. Built-in wardrobe space to one corner, further built in storage cupboard over the staircase head area, coving and electric panel heater.

Bathroom comprising panel bath with Mira Sprint shower fitting, wall tiling and shower screen above; pedestal wash hand basin with tiled splash back and wall mounted toiletry cabinet with vanity mirror above and low-level WC. Ladderback style radiator/towel rail, coving, wall mounted Dimplex bathroom heater and extractor vent.

Lounge Diner having a very pleasant view down over the front landscaped gardens of Minster Mews and beyond to open countryside along the bank of the river Witham; coving, and electric wall panel heater. Archway through to:

Kitchen having a good range of fitted base, drawer and wall units, work surface areas with single drainer one and a half bowl sink unit inset and room for laundry white below, brushed steel featured oven, inset Belling ceramic hob to surface, and brushed steel cooker hood above with wall cupboard space set on either side. To the corner there are concealed built-in fridge and freezer; there is coving and inset ceiling spotlight fitting.

OUTSIDE

The Minster Mews building is set well back from the roadside within surprisingly large grounds of 0.2 acre, to the benefit of the apartment residents and visitors.

The driveway leads to a large parking area for residents (provision for one vehicle) and visitors. The grounds as a whole have been attractively landscaped with a large good sized mature garden including lawn area for residents to enjoy set to the rear.

North Kesteven District Council – Tax band: A

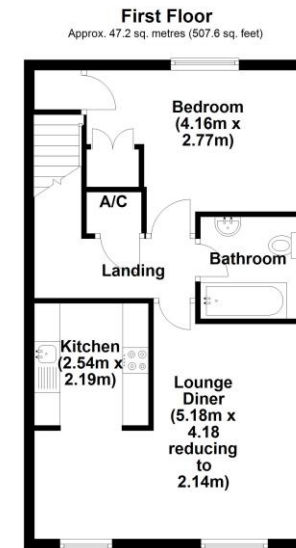
ENERGY PERFORMANCE RATING: D

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
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Tel: 01522 538888
Email: lincoln@robert-bell.org;
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Brochure revised 12.5.2026





Total area: approx. 47.2 sq. metres (507.6 sq. feet)

While every attempt has been made to be as factual as possible, the dimensions noted, actual sizes, location of doors and windows are all approximate and are to be used as a general guide only. This plan is not to be relied upon for scale or accuracy. Plan produced using PlanUp.

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