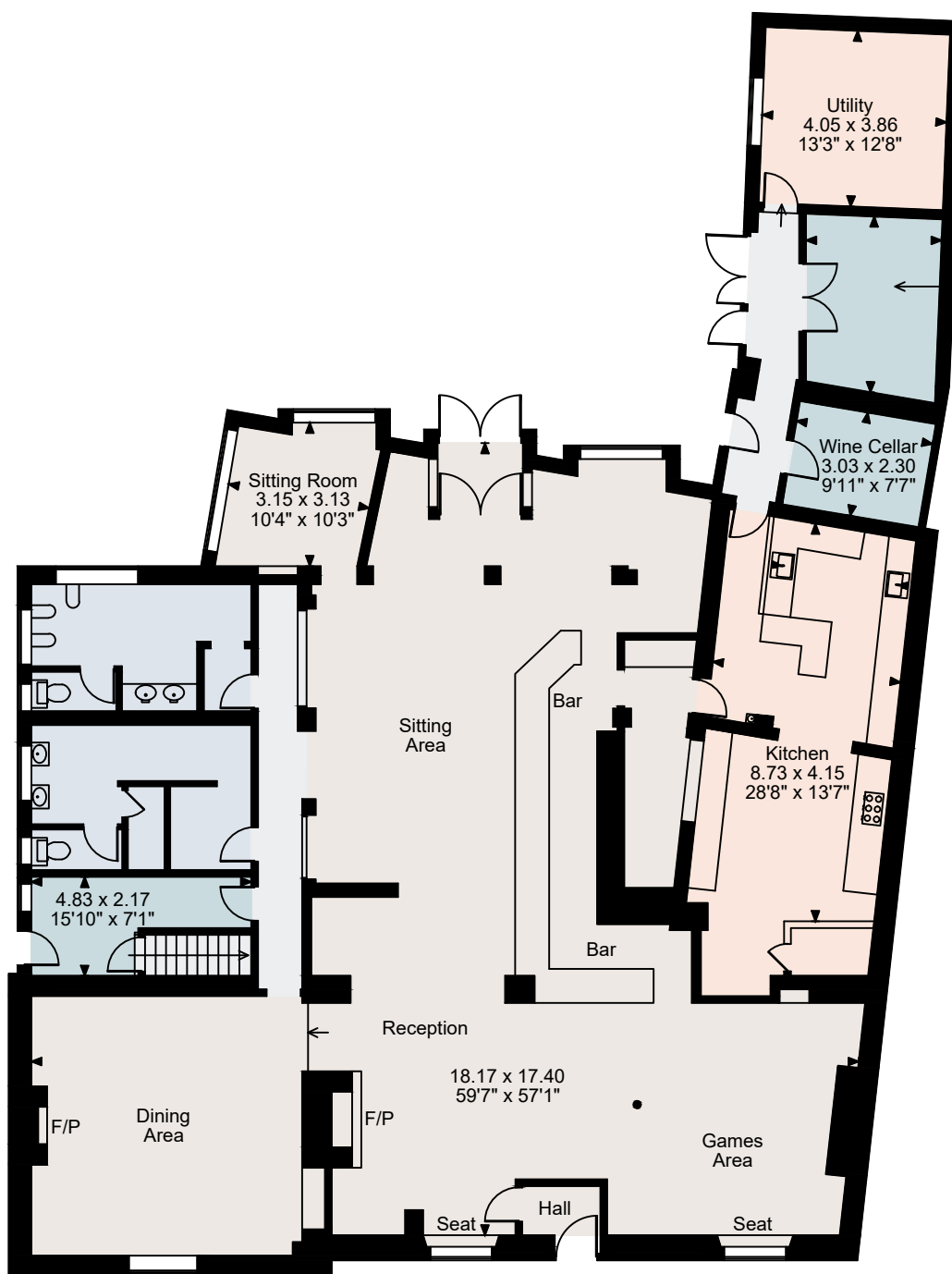


**Ferry Boat, High Street Washingborough, Lincoln**  
**Ground Floor gross internal area = 3,786 sq ft / 352 sq m**  
**First Floor internal area = 1,367 sq ft / 127 sq m**  
**Total gross internal area = 5,153 sq ft / 479 sq m**



Boiler Room  
3.86 x 2.98  
12'8" x 9'9"  
(Maximum)

Wine Cellar  
3.03 x 2.30  
9'11" x 7'7"

Sitting Room  
3.15 x 3.13  
10'4" x 10'3"

Kitchen  
8.73 x 4.15  
28'8" x 13'7"

4.83 x 2.17  
15'10" x 7'1"

Reception

18.17 x 17.40  
59'7" x 57'1"

Dining Area

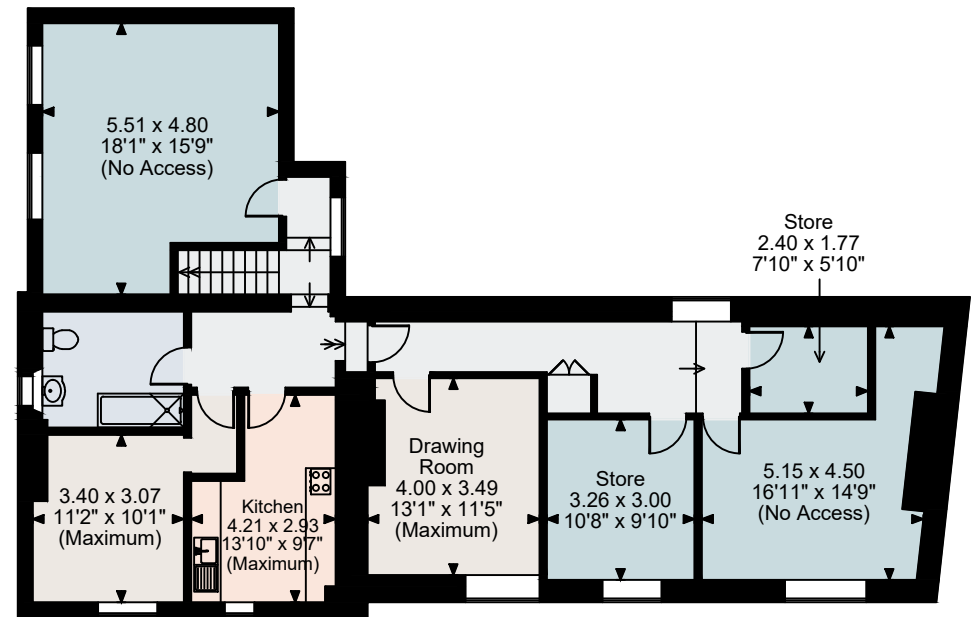
Games Area

Seat

Hall

Seat

**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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