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Wolsey Way, Lincoln, LN2 4QH



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property it must be


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Asking Price: £350,000



A deceptively spacious three-bedroom detached home, offering the space of a four-bed! Featuring an open plan living and dining area, conservatory, and a large kitchen. Generous bedrooms, ensuite, and a fantastic rear garden. Situated in a popular location—don't miss this one!

Key Features

- Excellent Detached Family Home
- Sought After Location on Glebe Park
- Extremely Spacious Accommodation
- Extended and Improved
- Plenty of Storage with Garage
- Open-Plan Lounge & Dining Room
- Conservatory with Garden Views
- EPC Rating: D
- Tenure: Freehold
- Council Tax Band: C



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Located in the sought-after residential area of Lincoln, 50 Wolsey Way is a deceptively spacious three-bedroom detached home that offers the space and proportions more commonly found in four-bedroom properties. Thoughtfully designed with generous living areas and a well-balanced layout, this home is perfect for families looking for room to grow.

The ground floor is centered around a superb open-plan lounge and dining area, creating a fantastic space for both relaxing and entertaining. This seamlessly flows into a conservatory, which offers additional versatility and an abundance of natural light. A well-appointed kitchen provides ample storage and workspace, while the current owners have cleverly converted part of the garage to create a useful utility and storage area at the front of the property.

Upstairs, there are three excellent double bedrooms, including a principal bedroom with an ensuite shower room, as well as a modern family bathroom. The overall footprint of the property is exceptionally spacious, offering more accommodation than many traditional four-bedroom homes in the area. Set on a generous plot, the property enjoys a substantial rear garden, providing plenty of outdoor space for relaxation and entertaining, while a driveway at the front ensures ample parking. Combining space, practicality, and a highly desirable location, this is an ideal home for those seeking a property that offers much more than initially meets the eye.

Ground Floor

Entrance Hall

1.25m x 0.86m (4'1" x 2'10")

Upon entering the property, you find a uPVC door, hard wood flooring, carpeted stairs, metal handrail, and smoke alarm.

Living Room

3.54m x 5.28m (11'7" x 17'4")

The living room features a double-glazed bay window to front aspect and an archway to the dining room. With a radiator, carpeted floor, and wall lighting as well as ceiling lighting.

Dining Room

3.43m x 3.14m (11'4" x 10'4")

The spacious dining room consists of a radiator, hard wood flooring, double glazed window to side aspect. Double glazed double doors leading to the sunroom.

Sunroom

3.27m x 3.84m (10'8" x 12'7")

Double glazed windows throughout, double doors leading to dining room, radiator, carpet, ceiling fan. Double glazed double doors leading to the garden.

Kitchen

3.55m x 4.56m (11'7" x 15'0")

With double glazed windows to front and rear aspect, tiled flooring, fitted wall and base units. Tiled splashbacks, space for a freestanding fridge, stainless steel extractor canopy and gas range. Large sink, space for washing machine, dishwasher, and door leading to under stairs storage.

Utility

1.4m x 2.58m (4'7" x 8'6")

Space and plumbing for both a dryer and washing machine, double glazed window to front aspect. Infrared heater connected to ceiling for convenient space saving. Tiled flooring, as well as access to the garage and a WC.

WC

0.8m x 1.5m (2'7" x 4'11")

Low level WC, wash basin, tiled flooring, and splashback.

Hallway

1.02m x 1.71m (3'4" x 5'7")

Spotlight lighting and doors leading to both front and back gardens, and tiled flooring.

Garage

2.51m x 2.29m (8'2" x 7'6")

Spacious garage currently used for storage. Full electricity supplied with a new fuse board that powers the garden too. Potential conversion.

First Floor

Landing

2.71m x 1.83m (8'11" x 6'0")

Carpeted landing leading to all 3 bedrooms and a bathroom. Double glazed window to rear aspect, and radiator.

Bedroom 1

3.44m x 3.12m (11'4" x 10'2")

Large double bedroom with en-suite. Double glazed window to rear aspect, radiator.

Bedroom 2

3.47m x 2.66m (11'5" x 8'8")

Large double bedroom, built in storage cupboard, double glazed window to front aspect, and radiator.

Bedroom 3

3.5m x 2.73m (11'6" x 9'0")

Large double bedroom, built in wardrobe, double glazed window to front aspect, and radiator.

Bathroom

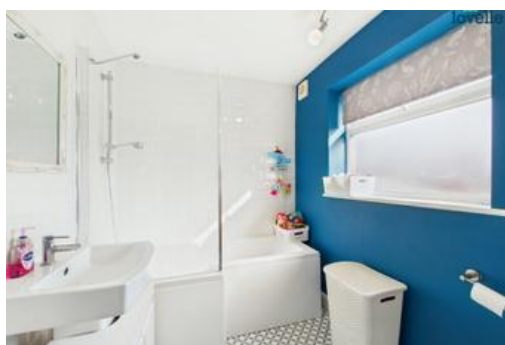
2.59m x 1.83m (8'6" x 6'0")

Tiled flooring, tiled walls, double glazed window to rear aspect. Extractor fan, shower over bath, wash basin. Heated towel rail.

En-Suite

2.55m x 1.82m (8'5" x 6'0")

Base and wall units, heated towel rail, low level WC, built in wash basin. Separate shower.





Exterior

Features a large garden, garden house, shed, decking, patio areas, walled garden, well-kept flower beds and grass. Under cover area good for a hot tub with electricity, lighting, and waterproof plug covers.

Agent Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



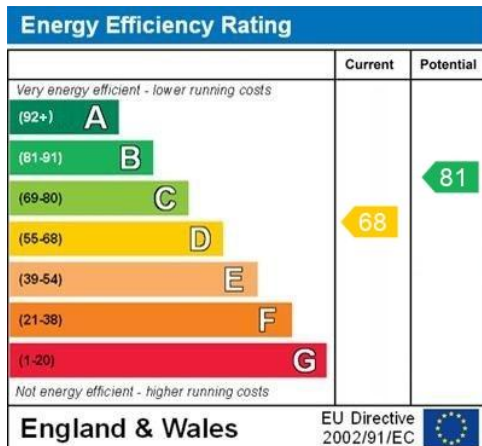
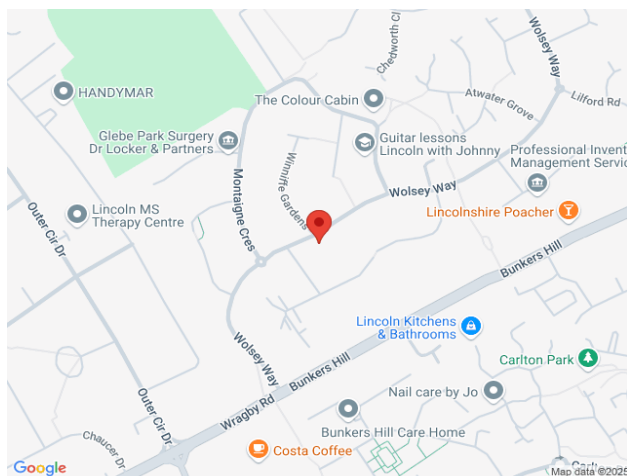
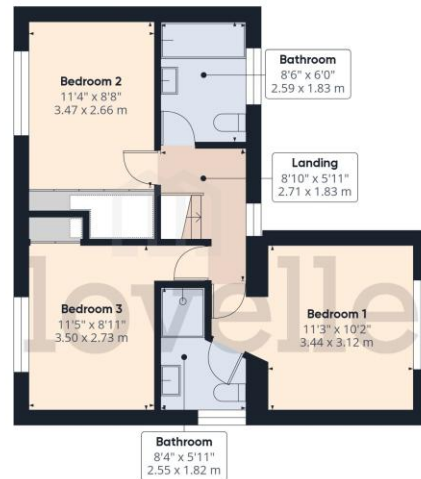
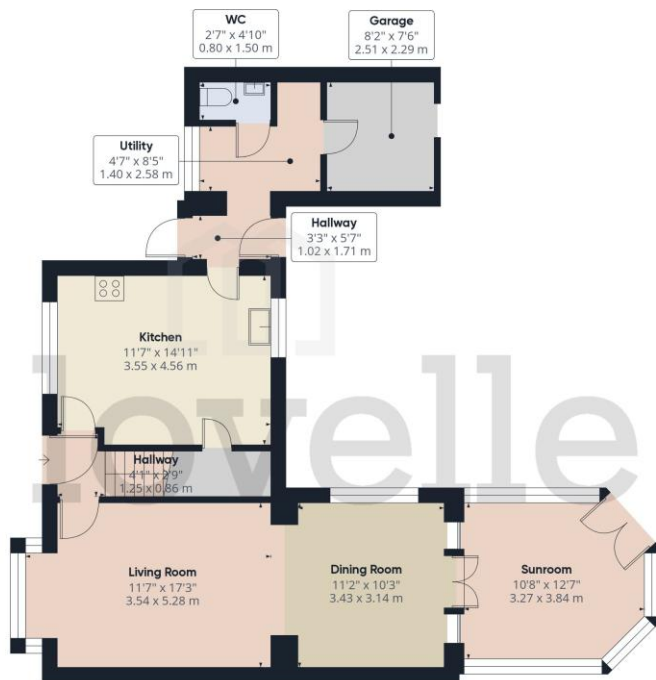
Approximate total area[®]
1295.87 ft²
120.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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