



- Detached Bungalow
- 3 Bedrooms
- Lounge & Kitchen Diner
- Garage & Driveway Parking

- Low Maintenance Garden
- Well Presented Throughout
- Close To Local Amenities
- No Onward Chain!

Westwood Drive, Swanpool, LN6 0HJ,
Offers In Region Of £245,000





Offered for sale with no onward chain is this 3 bedroom detached bungalow situated in the Swanpool area of Lincoln. Well known for it's easy access to local amenities which include Co-op foodstore, Hartsholme Country Park, schooling at primary and secondary levels and a regular bus service. The property itself is well presented with accommodation comprising a welcoming entrance porch, lounge with log burner, a modern kitchen diner with counter worktops and integral appliances, 3 bedrooms, a three piece family bathroom and a separate WC. Further benefits of the property includes uPVC double glazing throughout, new fascia's/guttering and a modern gas combination boiler (approximately 5 years old). Outside to the rear of the property there is an easy and well maintained garden, driveway parking for many vehicles and space for motorhome or campervan. To the front of the property there is a dwarfed walled garden with ample driveway parking and access to a single garage measuring 15'9" x 8'0". Contact Starkey&Brown to arrange a viewing. Council tax band: C. Freehold.



Entrance Porch

Being of uPVC surround, radiator, external door to front aspect and internal door leading into:

Inner Hallway

Having loft access and radiator.

Lounge

11' 10" x 21' 10" (3.60m x 6.65m)

Having log burner, uPVC double glazed window to front and side aspects and radiator.

Kitchen Diner

10' 11" x 11' 10" (3.32m x 3.60m)

Having a range of base and eye level units with counter worktops and tiled splash backs, integral appliances comprises oven, 4 ring hob and extractor hood, sink and drainer unit, wood laminate flooring, uPVC double glazed window to side aspect, storage cupboard housing gas combination boiler (serviced annually, fitted 5 years ago), radiator and access to an external door leading to rear garden.

Bedroom 1

13' 7" x 12' 0" (4.14m x 3.65m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 2

11' 10" x 10' 4" (3.60m x 3.15m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 3

8' 6" x 10' 4" (2.59m x 3.15m)

Having uPVC double glazed window to rear aspect, radiator and wood flooring.

Bathroom

7' 2" x 5' 4" (2.18m x 1.62m)

Having a 3 piece suite comprising panelled bath with shower, tiled flooring and surround, pedestal wash hand basin unit, low level WC, airing cupboard and uPVC double glazed obscured window to side aspect.

Separate WC

2' 10" x 5' 4" (0.86m x 1.62m)

Outside Rear

Enclosed with fenced perimeters, lawned area with a selection of mature shrubs and landscaped flowerbeds and side access to the front of the property, external water source.

Outside Front

Having a dwarfed walled garden with ample driveway parking and access to a single garage.

Single Garage

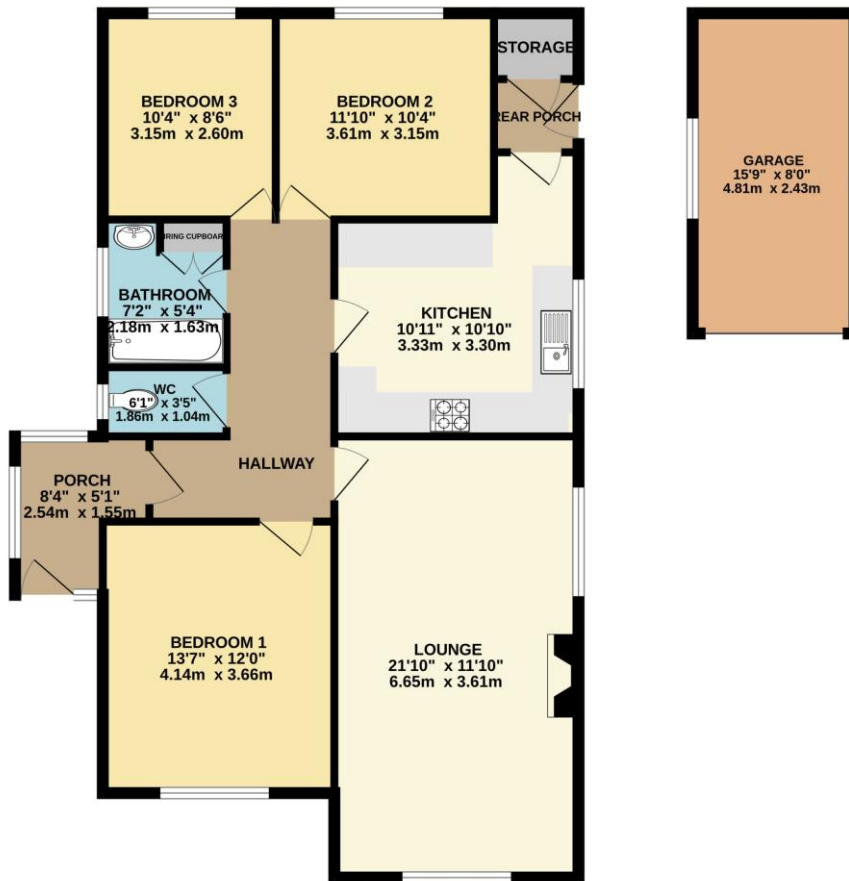
15' 9" x 8' 0" (4.80m x 2.44m)

Having up and over door and a window to side aspect.





GROUND FLOOR
1107 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE