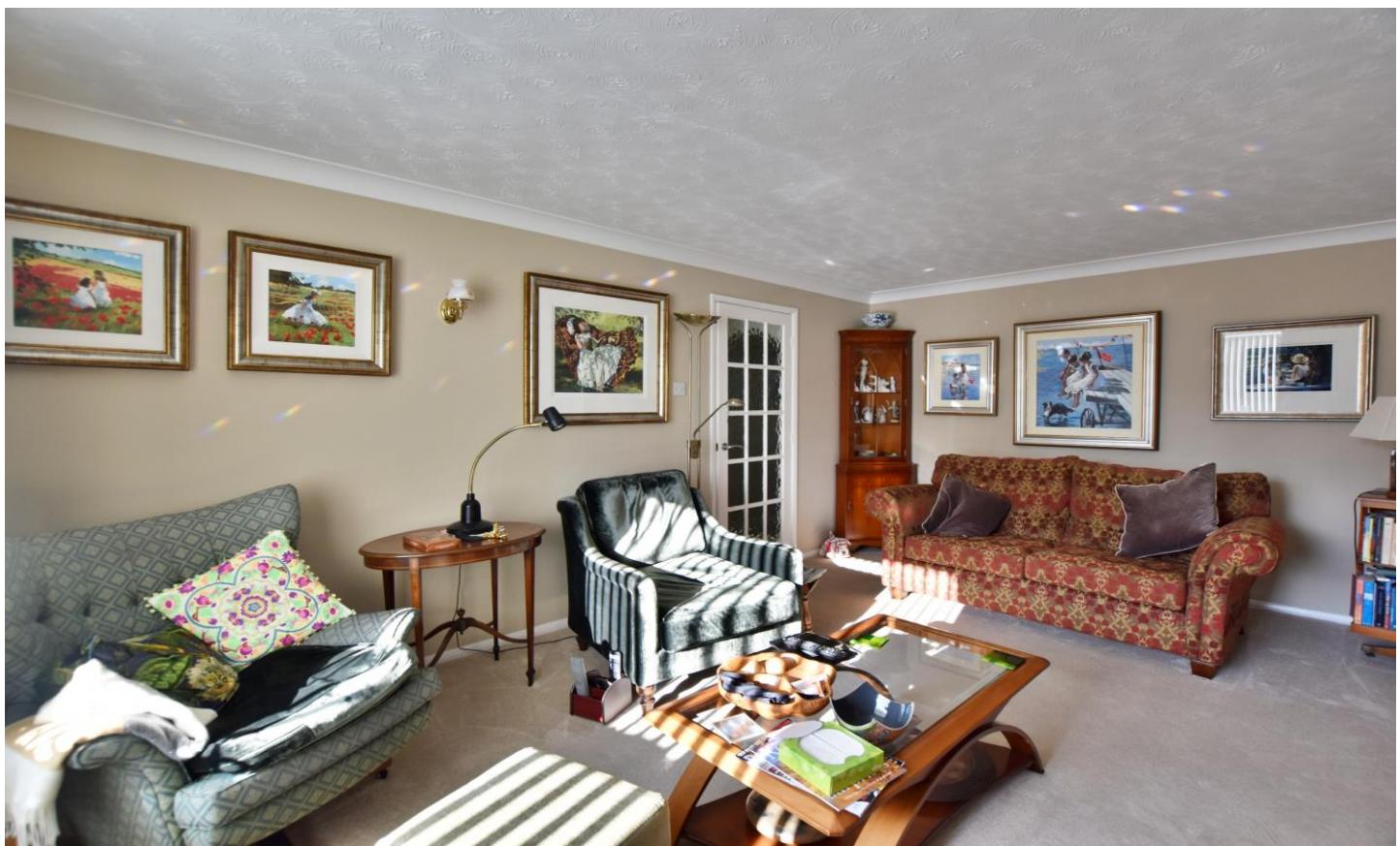




- Detached Bungalow
- 4 Bedrooms
- Kitchen Diner
- Conservatory (2023)
- 16'9 Lounge
- Generous Garden
- Resin Driveway (2024) 19'8 Garage
- Immaculately Presented Throughout

Wolsey Way, Glebe Park, LN2 4TW,  
£365,000



Starkey&Brown is delighted to offer for sale this impressive 4 bedroom detached bungalow situated within the popular north outskirts of Lincoln city centre. Measuring approximately 1200 sq ft the property boasts a kitchen and a separate dining room and a bay fronted lounge measuring 16'9 x 11'10. The current owners have lived at the property for 8 years and in that time have over seen a programme of modern upgrades and refurbishments. The latest additional is a fully resin driveway which was completed in 2024 and before that was a conservatory fitted in 2023 with thermal roof, uPVC double glazing surround and views over the rear garden. Furthermore there 4 bedrooms with the master bedroom featuring built-in wardrobes and en-suite WC, all bedrooms benefit from the use of a modern stylish upgraded shower room with Villeroy and Boch fixtures. Whilst the property enjoys a mostly laid to lawn garden which enjoys the sun throughout the day, a patio seating area with timber built garden shed and summer house, 19'8 garage with electric up and over door and ample off road parking. Wolsey Way is situated to nearby essential amenities such as doctors surgery, veterinary centre, retail units and nationwide supermarkets all located within a short walking distance or short drive on Wragby Road. There is also a regular bus service to and from Lincoln city centre. For further details contact Starkey&Brown. Council tax band: D. Freehold.



## Entrance Hall

Having uPVC front door entry to front aspect, wood effect laminate flooring, radiator, 1 storage cupboard, loft access and coved ceiling.

## Lounge

16' 9" x 11' 10" (5.10m x 3.60m)

Having uPVC double bay glazed window to front aspect, coved ceiling, living flame electric fire and radiator.

## Kitchen

10' 10" x 15' 5" (3.30m x 4.70m)

Having a range of base and eye level units (updated 7 years ago by Wren Kitchens), integral appliances such as 5 ring hob with extractor hood, Neff double oven, dishwasher, radiator, uPVC double glazed window to rear aspect and opening into:

## Dining Room

11' 11" max x 9' 1" max (3.63m x 2.77m)

Having radiator and uPVC double glazed window looking into:

## Conservatory (Added 2023)

8' 6" x 11' 9" (2.59m x 3.58m)

Having a thermal roof, is fully double glazed with uPVC surround radiator and French doors to rear garden.

## Master Bedroom

10' 10" x 11' 11" (3.30m x 3.63m)

Having uPVC double glazed window to rear aspect, built-in wardrobes, radiator and access to:

## En-Suite WC

2' 6" x 7' 8" (0.76m x 2.34m)

Having Villeroy & Boch WC, vanity wash basin unit, LED illuminating mirror, shaver point, tiled flooring, half tiled surround, extractor and a uPVC double glazed obscured window to side aspect.

## Bedroom 2

9' 11" x 9' 10" (3.02m x 2.99m)

Having uPVC double glazed window to front aspect and radiator.

## Bedroom 3

9' 1" x 7' 5" (2.77m x 2.26m)

Having uPVC double glazed window to rear aspect and radiator.

## Bedroom 4

7' 5" x 8' 10" (2.26m x 2.69m)

Having uPVC double glazed window to front aspect and radiator.

## Shower Room

6' 10" x 7' 6" (2.08m x 2.28m)

Being upgraded within the last 5 years. Having a walk-in shower arrangement, Villeroy & Boch floating WC and LED illuminating mirror, vanity unit, uPVC double glazed obscured window to side aspect, shaver point, heated towel rail, extractor unit and storage cupboard housing a gas combination boiler (approximately 8 years old, serviced every year via British Gas with the property having undergone a full central heating replacement 8 years ago).

## Garage

8' 2" x 19' 8" (2.49m x 5.99m)

Having electric up and over door, electric meters, consumer unit and personnel door to rear aspect leading onto the rear garden.

## Outside Rear

Having an enclosed garden with fenced perimeters, being mostly laid to lawn with mature shrubs borders, a patio seating area, outdoor water source and 1 timber built garden shed and 1 timber built summer house. Side access to the front of the property.

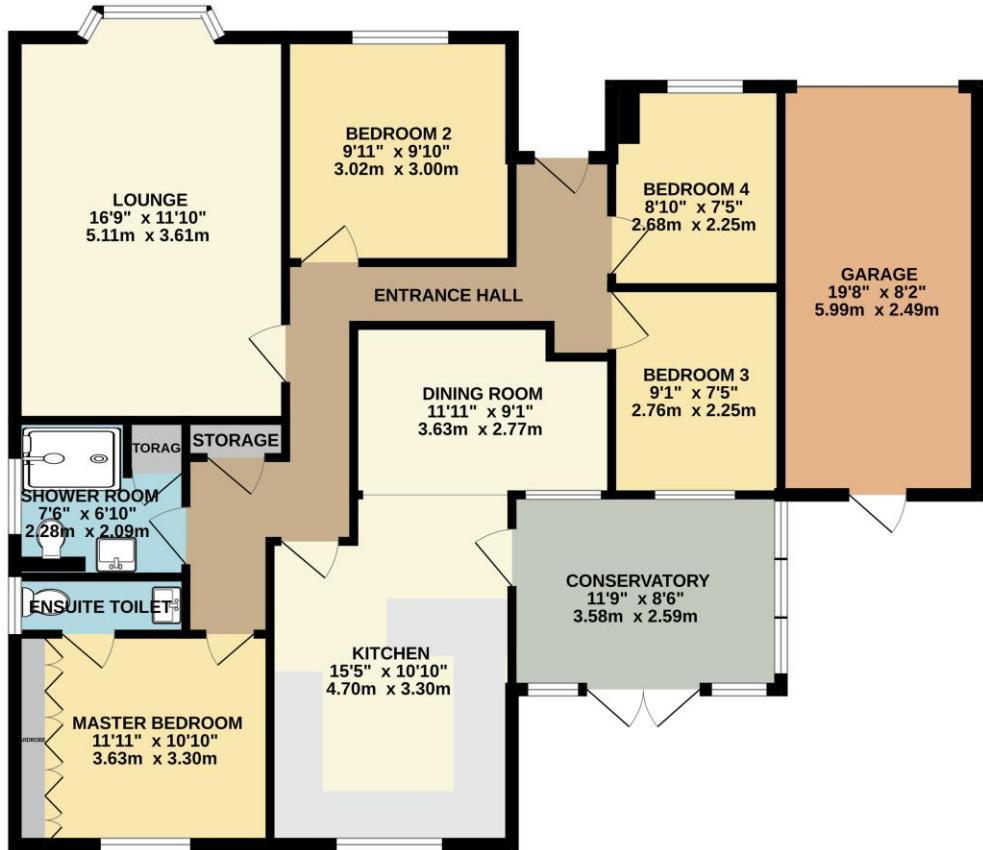
## Outside Front

Having a fully resin driveway completed in 2024. Access to front door entry and access to garage.





**GROUND FLOOR**  
1219 sq.ft. (113.2 sq.m.) approx.



**TOTAL FLOOR AREA:** 1219 sq.ft. (113.2 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 equipment shown have not been tested and no guarantee is given as to their operability or efficiency. Care is given to the accuracy of the floorplan.

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**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 vendor'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.

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