



- Spacious Detached Bungalow
- Very Well Presented Throughout
- Superb South-West Facing Plot
- 2 Double Bedrooms
- 16'5" Lounge & 13'5" Breakfast Kitchen
- Dining Room & Conservatory
- Large Driveway & Garage
- NO CHAIN!

Westwood Drive, Swanpool, LN6 0HL,
£245,000



Starkey&Brown is pleased to offer for sale this well-presented and spacious detached bungalow which stands upon a superb south-west plot within the popular Swanpool area of Lincoln. Accommodation briefly comprises entrance porch, spacious entrance hallway, 16'5" lounge, 13'5" breakfast kitchen with central island unit and breakfast bar, separate dining room, uPVC conservatory, 2 well proportioned double bedrooms, shower room and a separate WC. Outside the property has a generous sized driveway with space for several vehicles, a single garage and a larger than average south-west facing garden to the rear which is mainly laid to lawn. NO CHAIN. Call today to view. Council tax band: B. Freehold.



Entrance Porch

Having uPVC front entrance door. Door into:

Entrance Hallway

Having radiator.

Lounge

16' 5" x 13' 5" (5.00m x 4.09m)

Having modern coal effect electric fireplace with granite effect hearth and surround, radiator and coved ceiling.

Breakfast Kitchen

13' 5" x 12' 5" (4.09m x 3.78m)

Having a range of matching wall and base units, central island unit and breakfast bar, one and a half bowl single drainer composite sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker, integral full height fridge freezer, plumbing for washing machine, storage cupboard, wood effect vinyl flooring, radiator, coved ceiling, archway into dining room and uPVC door to side.

Dining Room

8' 6" x 8' 2" (2.59m x 2.49m)

Having wood effect vinyl flooring, radiator, coved ceiling, modern fuse board in cupboard and sliding patio door leading into:

Conservatory

10' 2" x 9' 0" (3.10m x 2.74m)

Being of uPVC construction with brick built base and having ceramic tiled floor, fitted window blinds and French doors overlooking the rear garden.

Bedroom 1

14' 0" x 10' 0" (4.26m x 3.05m)

Having a range of fitted wardrobes with matching bridging unit and bedside cabinets, radiator and coved ceiling.

Bedroom 2

13' 0" x 10' 0" (3.96m x 3.05m)

Having fitted sliding door mirrored wardrobe, radiator and coved ceiling.

Shower Room

Having spacious 2 piece suite comprising double tiled shower cubicle with mains fed shower and folding glass shower door, wash hand basin set in vanity unit, wood effect vinyl flooring, heated towel rail, fully tiled walls and airing cupboard housing Vaillant combination condensing central heating boiler (serviced annually).

Separate WC

Having low level WC, wood effect vinyl flooring and radiator.

Outside Front

To the front of the property there is a lawned garden area with a variety of plants and shrubs and a block paved driveway with space for several vehicles extending to side and garage.

Garage

17' 0" x 9' 6" (5.18m x 2.89m)

Being of brick built construction with up and over door, power and light, window to side and door to side.

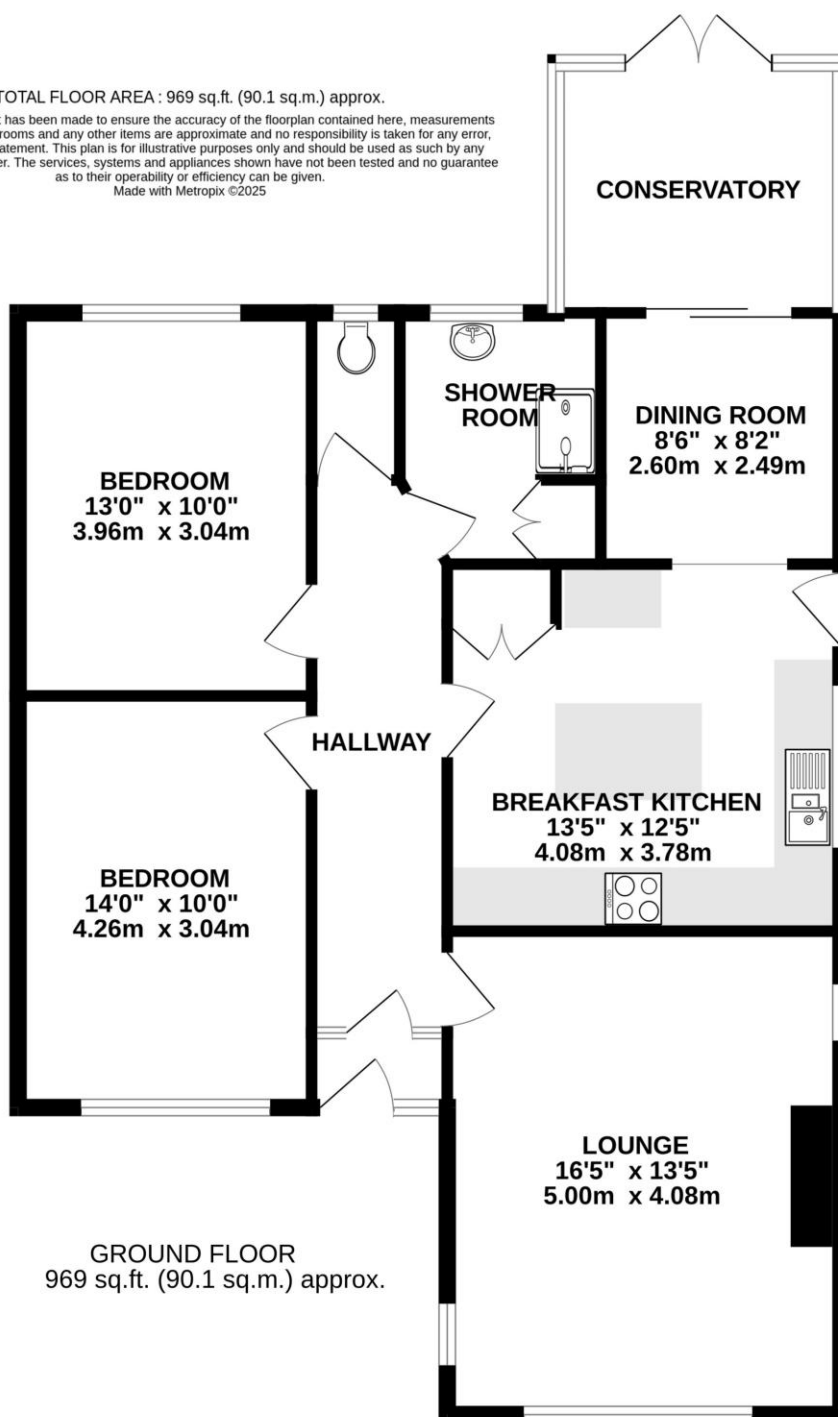
Outside Rear

To the rear of the property there is a large south-west facing garden being not directly overlooked from the rear and being mainly laid to lawn with a large paved patio area, a variety of plants, shrubs and trees, 2 garden sheds and 2 brick built outbuildings.



TOTAL FLOOR AREA : 969 sq.ft. (90.1 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 ©2025



GROUND FLOOR
969 sq.ft. (90.1 sq.m.) approx.

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