



Westwood Drive, Lincoln

Guide Price £180,000



A cluttered room, likely a storage or renovation space. On the left, a large stack of cardboard boxes is piled up, with one box prominently displaying the text "WARNING BEWARE OF SHARP EDGES". In the center, there are green bags and other miscellaneous items. On the right, a doorway is open, showing a window and a door. A large white sheet is leaning against the wall near the doorway. The room has a plain, light-colored wall and a wooden floor.

- ### Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Score Range
A	92 (plus)
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Score Range
A	92 (plus)
B	81-91
C	69-80
D	55-68
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Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

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Two bedroom detached bungalow occupying a generous South Facing plot within the desirable Swanpool area of Lincoln. Positioned off Almond Avenue and Skellingthorpe Road, within easy reach of Hartsholme Country Park, this property offers an excellent renovation opportunity for those looking for their next project. This property comprises internally of an entrance porch and hallway, bay fronted living room, two bedrooms, bathroom and a spacious kitchen diner. Externally the property has front and rear gardens, driveway parking and a single garage. Sold with no onward chain.

The property benefits from solar panels which are assumed to be owned and will transfer to the new owner upon completion. Stored within a bedroom is a

kitchen in boxes, the contents of which has not been inspected but will be included within the sale. Should you require lending for the purchase, please contact our office to speak with our mortgage advisors.

Westwood Drive is situated near to the scenic Hartsholme Country Park which is popular amongst families and dog walkers all year round. The Swanpool area is close to local amenities including shops and schooling plus transport links in and out of Lincoln City.

EPC Rating - C
Council Tax Band - B
Tenure - Freehold



The agent hasn't been notified of any issues with potential impact on the property. We recommend buyers to seek legal advice and to carry out their own due diligence on this matter.

Entrance Porch

7'0" x 4'8"

PVC French doors to the front and tiled flooring.

Hallway

Accessed from the porch via a second PVC door with side panels, access to the loft.

Bedroom

16'0" x 9'11"

PVC window to the front and a radiator.

Bedroom

11'10" x 9'11"

PVC window to the rear aspect and a radiator.

Bathroom

8'4" x 5'10"

Low level WC, pedestal wash basin and a panel bath with thermostatic shower over. PVC rear window, radiator and an airing cupboard housing the hot water cylinder.

Living Room

18'4" x 11'11" (max measurements).

PVC bay window to the front, carpet flooring, radiator, gas fire with hearth and surround.

Kitchen Diner

21'2" x 11'11"

PVC windows to the side and rear with patio doors leading to the garden, radiator, composite sink and draining board inset to the laminated work surfaces plus a five ring gas hob. Built in cupboard houses the mains consumer unit, electric and solar meters.

Garage

Up and over door to the front.

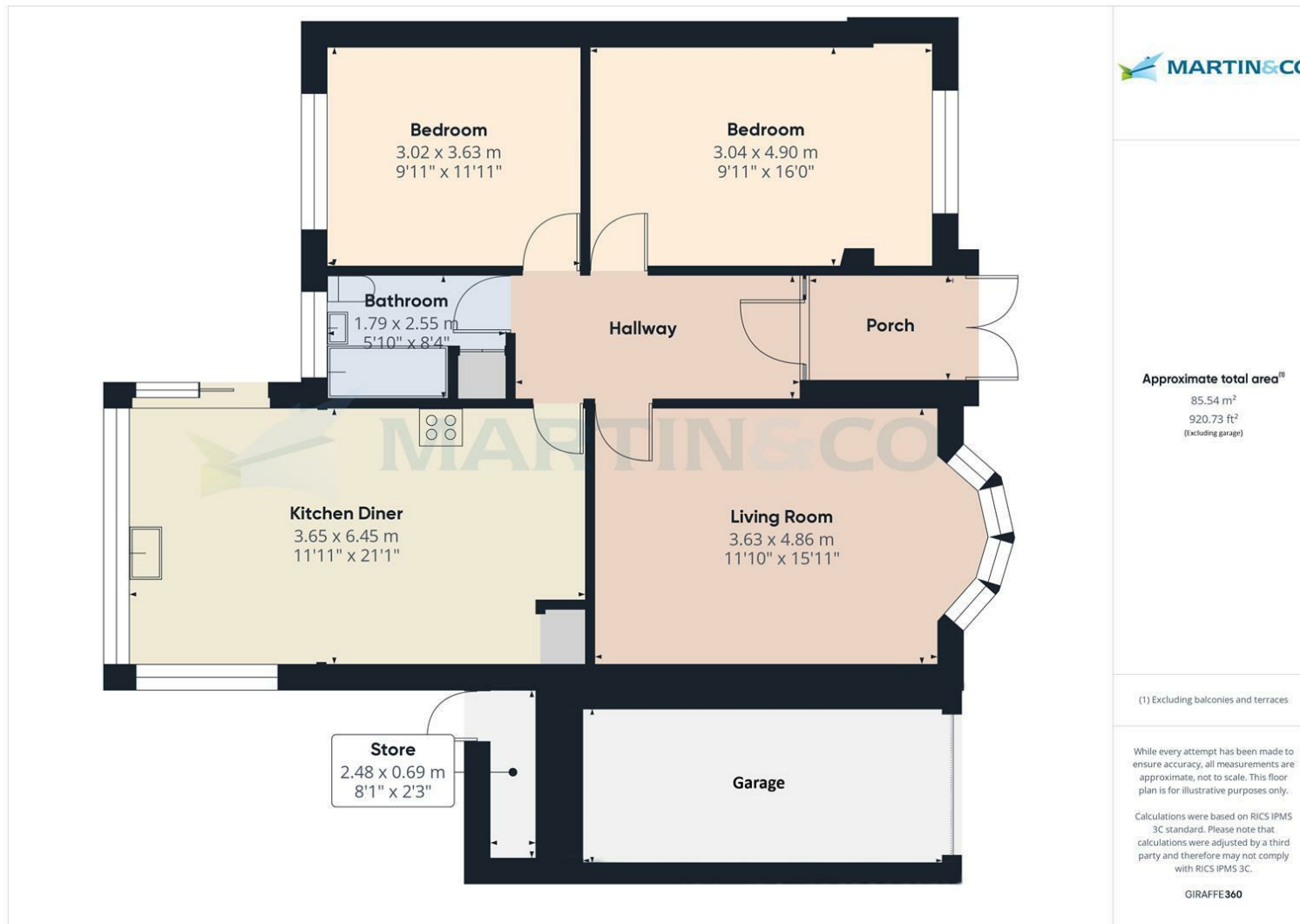
Outside

To the front is a concrete driveway suitable for multiple vehicles to park off road and a garden being mainly laid to lawn. Wrought iron double gates lead to the rear. The rear boasts a good sized South facing garden, not overlooked to the rear, backing onto the school playing field. Being mainly laid to lawn with a covered extended patio area, mature planted borders, lighting and water supply. Greenhouse and a large shed are included within the sale. There is a brick shed to the rear of the garage which is accessed via the garden, housing the Ideal gas central heating boiler.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.