



271 Wolsey Way
Lincoln. LN2 4ST

BELL



271 Wolsey Way Lincoln

This is a very appealing detached two-bedroom bungalow, very pleasantly located on a good-sized corner plot in this popular residential area on the northeastern suburban fringe of the historic City of Lincoln. The accommodation comprises quality appointed Living Dining Kitchen, good garaging with ample parking for family and visitors and a well enclosed rear garden which enjoys a good measure of privacy and favourable southerly and westerly aspect. A formal viewing of this delightful bungalow is genuinely highly recommended.

ACCOMMODATION

Entrance Hallway having an attractive uPVC obscure leaded light style panelled front entrance door, built-in linen cupboard with radiator, wood style laminate flooring, radiator and inset ceiling spotlight fittings. Doors through to all other areas of accommodation.

Substantial Eye Catching Living Dining Kitchen having an easterly outlook from the bay window over the front garden and across to neighbouring homes on Wolsey Way, with westerly view over the rear garden. The kitchen area has been appointed with quality contemporary design style base, drawer and eye level units, a large kitchen peninsula with fitted work surface, single drainer, one and a half bowl sink unit inset to one corner, Siemens four ring ceramic style hob inset, a concealed washing machine and integrated dishwasher. There is a comprehensive bank of fitted units comprising of pantry cupboard space, concealed fridge/freezer, built in brushed steel feature oven/grill, drawer space and large storage cupboard to one corner containing the Valliant gas fire central heating boiler.

To the opposite end of the room is a good size dining and living area to enjoy with chimney breast having ornamental arches on either side and a contemporary style Dimplex electric fire with attractive oak style surround and a hearth.





Wood style laminate flooring throughout the room, three radiators and inset ceiling spotlight fittings. uPVC obscure double glazed panelled rear entrance door to garden.

Bedroom 2 with a pleasant view out over the front garden area and across Wolsey way; and radiator

Wet Room style Shower Room having good contemporary appointment with wet room style up-stand flooring and floor gully to the walk-in shower cubicle area, glazed panels and mermaid board style splashback to full height; pedestal wash hand basin with toiletry cabinet above and low level WC. Ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom 1 with a westerly outlook over the rear garden towards the garage; and radiator.

OUTSIDE

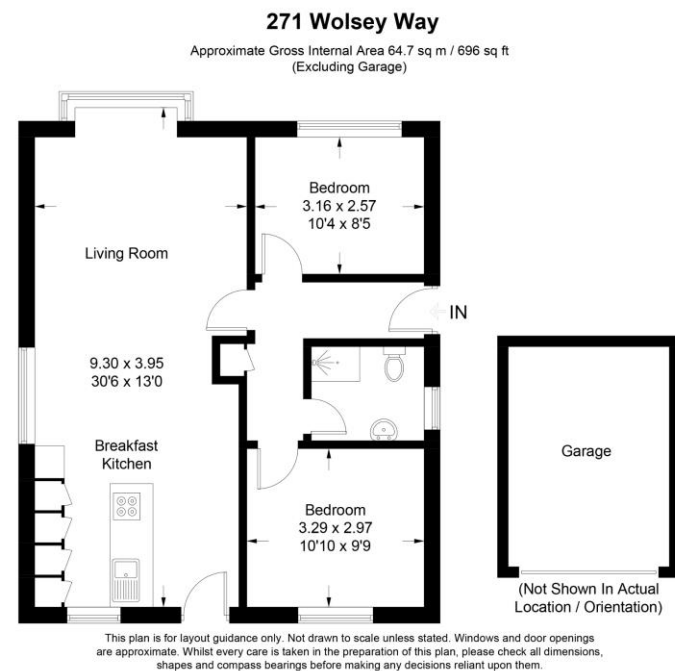
The bungalow stands on a surprisingly good size plot on the corner of Wolsey Way and Chatsworth Close.

To the roadside eastern frontage of the bungalow there is a large flower bed/border containing a variety of shrubs and flowering plants and is ready for further landscaping. A paved pathway runs around and down the northern elevation of the bungalow through to a gated access to the rear. Set to the side southern elevation of the bungalow is an area of formal lawn with steps down to the main entrance door, and a pathway which provides access through to the rear garden gate

The rear grounds are approached from Chatsworth Close through double gates with a concrete driveway running down to the **Detached Garage** with its motorised electric up and over door and power points. The garden benefits from having both southerly and westerly aspects and has been landscaped with a good size area formal lawn with accompanying flowerbeds and borders. The new raised sleeper beds will remain with the property. There are exterior light fittings and power points.

There are excellent neighbourhood amenities only a short or bus ride away off Outer Circle Road and Nettleham Road. There are several leading supermarket/superstore brands in the area as well as excellent general shopping and social amenities. From Wolsey way there is quick and easy access onto the A15/A46 city bypass. drive





Lincoln City Council – Tax band: C

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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