



- Detached Bungalow
- Extended Accommodation
- 3 Bedrooms
- Backs Onto Protected Woodland

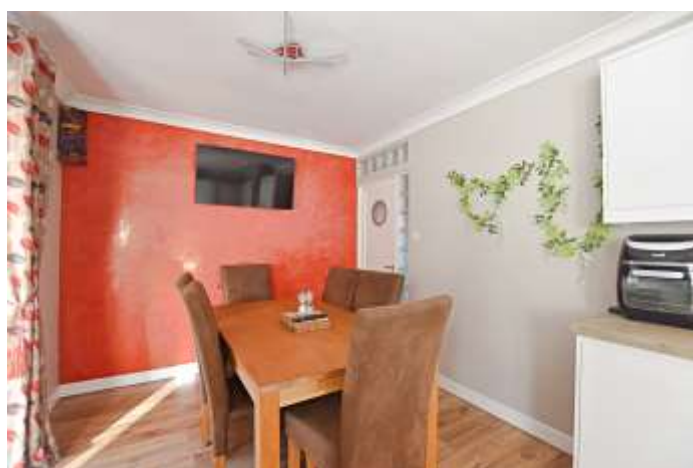
- Superb Rear Garden
- Driveway Parking & Garage
- End Of Cul-De-Sac Position
- No Onward Chain!

Westwood Drive, Swanpool, LN6 0HL
£325,000





Sold with NO ONWARD CHAIN is this extended detached family home positioned within a highly desirable cul-de-sac position in the Swanpool area of Lincoln. An area known for its thriving community, and convenient local amenities the home backs directly onto protected woodland giving the property an exceptional sense of privacy, natural beauty, and a constantly changing backdrop throughout the seasons. The accommodation is generously proportioned and beautifully presented throughout. The welcoming entrance hallway leads into a bright and spacious lounge, offering ample room for family relaxation and entertaining. The heart of the home is the modern open-plan kitchen and dining area, finished to a high standard and designed with both practicality and style in mind. This space flows seamlessly into a useful utility room, providing additional storage and laundry facilities. The Bungalow features three well-appointed bedrooms. The principal bedroom is a standout feature, complete with its own walk-in wardrobe and a large en-suite bathroom. The two further bedrooms are well-sized and ideal for family, guests, or home working, all served by a recently fitted contemporary family shower room. Bedroom 2 features a built-in wardrobe and access to a private en-suite WC. Externally, the property sits on an attractive plot with a well-presented frontage and driveway parking. The large rear garden is a mature and beautifully maintained space, providing the perfect space for outdoor living. It includes a generous lawn, seating area, a summerhouse, and a selection of established fruit trees. There is also access to a garage with power and lighting measuring 15'9" x 12'4". With the protected woodland directly beyond the boundary, the garden benefits from both privacy and a wonderful setting. The location adds further appeal, with Swanpool offering a variety of nearby amenities including local shops, schools, Hartsholme Country Park, walkways, and easy access to Lincoln city centre. The surrounding area is ideal for families, dog walkers, and anyone who enjoys being close to nature while still benefiting from convenient amenities. Council tax band: B. Freehold.



Entrance Hallway

A uPVC front door entry to the front aspect, a coved ceiling, a radiator, loft access - insulated with partial boarding and houses the gas central heating boiler, serviced in 2025. Access to storage cupboard, wood flooring. Access to accommodation and bedrooms.

Lounge

11' 3" x 18' 8" (3.43m x 5.69m)

Having a uPVC double-glazed window to the front aspect, 2 radiators, and a feature fireplace in need of servicing.

Kitchen Diner

23' 4" x 9' 2" (7.11m x 2.79m)

Updated in 2017. Howdens handleless eye and base level units with integrated appliances such as a fridge freezer, a double oven, an integrated dishwasher, a 4-ring induction hob with an extractor hood over. A dining area with French doors leading onto the rear garden. Access to:

Utility Room

5' 5" x 11' 2" (1.65m x 3.40m)

A range of base and eye-level units with counter worktops, tiled flooring, space and plumbing for laundry appliances, and an external door leading onto the rear garden.

Bedroom 1

9' 10" x 13' 1" (2.99m x 3.98m)

Walk-in wardrobe with railings, loft access - boarded and insulated. French doors leading to the rear garden, a radiator, and coved ceiling.

En-Suite Bathroom

5' 9" x 9' 1" (1.75m x 2.77m)

Low-level WC, a vanity heated hand towel rail, a bath tub with a shower over, and a uPVC double-glazed obscured window to the side aspect.

Bedroom 2

11' 9" max x 11' 10" (3.58m x 3.60m)

Built-in wardrobes with sliding doors, uPVC double-glazed window to the front aspect, and a radiator. Access to:

En-Suite WC

6' 0" x 2' 6" (1.83m x 0.76m)

Low-level WC, a radiator, an extractor, and a wash hand basin unit.

Bedroom 3

9' 1" x 9' 1" (2.77m x 2.77m)

Having a uPVC double-glazed window to the side aspect, a radiator and coved ceiling.

Shower Room

6' 9" x 7' 11" (2.06m x 2.41m)

Upgraded in 2020. Recess ceiling and ambient lighting, walk-in shower arrangement with full tiled surround, a vanity unit, low-level WC, and a uPVC double-glazed obscured window to the side aspect, an extractor unit, and a heated towel rail.

Outside Rear

Being non-overlooked. Enclosed with hedged and fenced perimeters, being mostly laid to lawn. Patio seating area, external power and water source, and a selection of fruit trees. Access to:

Garage

15' 9" x 12' 4" (4.80m x 3.76m)

Up and over door, power, and lighting.

Outside Front

Having a walled perimeter with driveway parking for many vehicles and access to the front door entry.





GROUND FLOOR
1120 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.0 sq.m.) approx.
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