



1Neile Close

Lincoln, LN2 4RT



Book a Viewing!

£230,000

Deceptively spacious and extended Two Bedroom Detached Bungalow, occupying a private corner plot and offered with No Onward Chain.

The extension has created an impressive arrangement of living spaces, including a generous lounge, separate dining area and useful home office.





LOCATION

Neile Close is situated within the popular Glebe Park area of Lincoln, occupying a quiet residential position just off Wolsey Way while remaining particularly convenient for everyday amenities and transport links.

The Carlton Centre and Tesco are within walking distance, providing an excellent range of shops and everyday services, while the property is also positioned on a useful bus route. Lincoln Christ's Hospital School is within close reach, adding to the convenience of the location.

Lincoln's sought-after Uphill area is approximately a five minute drive away, providing easy access to the historic Bailgate, Castle Square, Lincoln Castle and Cathedral Quarter, with its excellent selection of independent shops, cafés, restaurants and pubs.

The wider city provides an extensive range of shopping, leisure and cultural facilities.

For those travelling further afield, the property is also conveniently positioned for access to the A46, making Neile Close an excellent base for enjoying both Lincoln and the wider road network.



ACCOMMODATION

ENTRANCE HALL Accessed via the front entrance door with accompanying glazed side panel, opening into the main hallway. With access to both bedrooms, the kitchen, bathroom and dining area, useful built-in storage cupboard, radiator and access to the loft void.

KITCHEN

11' 7" x 6' 10" (3.53m x 2.08m) Fitted with a range of base and wall units with complementary work surfaces and tiled splashbacks, eye-level oven with grill, gas hob with extractor over, space and plumbing for a washing machine, space for a fridge/freezer, a sink with hot and cold mixer tap and a useful breakfast bar, a pedestrian door provides access to the rear garden, while the kitchen also connects directly with the conservatory.

CONSERVATORY

8' 1" x 8' (2.46m x 2.44m) A useful additional reception space with extensive UPVC glazing providing an excellent outlook over the garden. Further benefits include a vaulted ceiling and radiator, with a UPVC door opening directly onto the garden and internal access connecting back through to the kitchen.

DINING AREA

9' 8" x 9' (2.95m x 2.74m) A central part of the extended living accommodation with ample space for a family dining table and radiator.

The dining area flows directly into both the extended lounge and office, creating a particularly flexible and sociable arrangement.



OFFICE

7' 9" x 6' 7" (2.36m x 2.01m) A dedicated office space positioned directly off the dining area, ideal for anyone working from home.

The room benefits from a window and double doors connecting back into the lounge, allowing the space to remain separate while still forming part of the main living accommodation.



LOUNGE

17' 1" x 14' 2" (5.21m x 4.32m) A particularly generous extended reception room and one of the real highlights of the bungalow. With four Velux style roof windows, providing excellent natural light, UPVC windows to both the rear and side aspects, two sets of sliding patio doors open directly onto the rear garden, providing an excellent connection with the outside space. A gas fire provides a focal point to the room, complemented by a radiator, while the open arrangement leads naturally back through to the dining area and office.

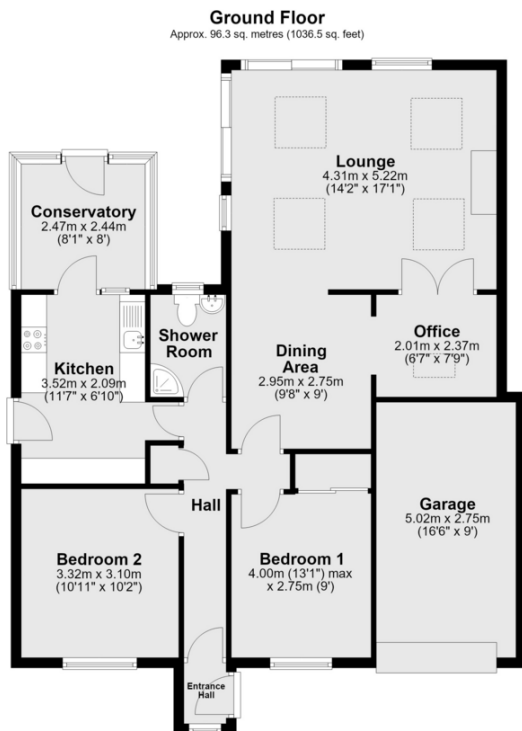
BEDROOM 1

13' 1 max" x 9' (3.99m x 2.74m) A double bedroom with a UPVC window to the front aspect, radiator and useful mirrored sliding-door wardrobe storage.



BEDROOM 2

10' 11" x 10' 2" (3.33m x 3.1m) A well proportioned double bedroom with UPVC window to the front aspect and radiator.



Total area: approx. 96.3 sq. metres (1036.5 sq. feet)

SHOWER ROOM

Three piece shower room comprising shower cubicle with electric shower and Mermaid style wall boarding, WC and wash hand basin, heated towel radiator, extractor, useful built-in cupboard storage and frosted window to the rear aspect.

OUTSIDE

The property occupies a generous and particularly private corner plot, with the gardens providing several different areas for sitting, entertaining and gardening. To the rear there are multiple seating areas and paved patios, together with a summer house, garden shed and greenhouse, while the garden is securely enclosed and benefits from an outside electrical socket and tap. Both the conservatory and extended lounge provide direct access onto the garden, creating an excellent connection between the indoor and outdoor spaces. To the front, established hedging and borders add to the property's privacy, while a covered entrance porch provides shelter to the main entrance. A private driveway provides off-road parking and leads directly to the attached single garage.

GARAGE

16' 6" x 9' (5.03m x 2.74m) An attached single garage with up-and-over door, lighting, electricity and useful storage within the roof rafters.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B (Lincoln City Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
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