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29 Bullingham Road, Lincoln, LN2 4RW



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Asking Price: £299,950

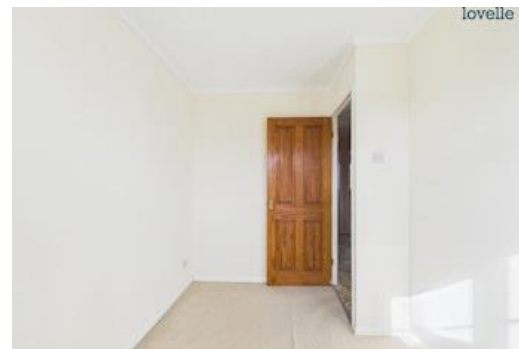


Four-bedroom detached family home in the popular Wolsey Way area of Lincoln, offering spacious accommodation, three double bedrooms, south-facing rear garden, driveway, garage and excellent potential for modernization. No onward chain.

Key Features

- Four-bedroom detached family home
- Popular Wolsey Way area of Lincoln
- Spacious and versatile accommodation
- Three double bedrooms
- No onward chain
- Generous south-facing rear garden
- Driveway parking
- Single garage
- EPC rating: TBC
- Tenure: Freehold





Introduction

A spacious four-bedroom detached family home situated in the popular Wolsey Way area of Lincoln, offering generous accommodation, a fantastic south-facing rear garden, driveway parking, single garage and excellent potential for modernisation. Offered for sale with no onward chain.

Located on Bullingham Road, this well-proportioned detached property offers an excellent opportunity for a buyer looking for a genuine family home with plenty of space both inside and out.

The property briefly comprises entrance hall, spacious living room, separate dining room, kitchen and downstairs WC to the ground floor. The living room is a particularly generous reception space with a feature fireplace and large window, whilst the separate dining room provides an ideal area for family meals and entertaining.

The kitchen is positioned towards the rear of the property, whilst the useful downstairs WC completes the ground floor accommodation.

Upstairs are four well-proportioned bedrooms, including three double bedrooms and a further single bedroom, together with the family bathroom. The layout provides excellent flexibility for a growing family, guests or those requiring additional space to work from home.

Externally, the property benefits from driveway parking and a single garage to the side, providing useful off-road parking

The rear garden is a particular highlight. It is a fantastic size, enjoys a south-facing aspect and is not overlooked, providing a good degree of privacy and an excellent space for outdoor entertaining. There is also plenty of scope for the new owners to landscape and make the garden their own.

Whilst the property is in good overall condition, it would benefit from some modernisation. This gives the next owner an excellent opportunity to update the property to their own taste and create a fantastic long-term family home without needing to start from scratch.

The location is another major attraction, situated within the popular Wolsey Way area of Lincoln, with local amenities, schools and everyday conveniences within easy reach. Lincoln city centre and the wider road network are also readily accessible.

With its generous accommodation, four bedrooms, excellent garden, parking and significant potential, this is a property that offers far more than initially meets the eye. Being sold with no onward chain, early viewing is highly recommended.

Entrance Hall

1.22m x 1.79m (4'0" x 5'11")

A welcoming entrance hall providing access to the living room, dining room, kitchen and downstairs WC, with stairs rising to the first floor.

Living Room

3.75m x 5.43m (12'4" x 17'10")

A particularly spacious principal reception room with a large front-facing window providing plenty of natural light. Feature fireplace and ample space for a range of furniture.

Dining Room

2.66m x 4.11m (8'8" x 13'6")

A separate dining room providing an excellent space for family meals and entertaining, with potential to be utilised as an additional reception room, study or playroom if required.

Kitchen

2.29m x 4.14m (7'6" x 13'7")

A practical kitchen with a range of fitted wall and base units, work surfaces and space for appliances. Windows provide views towards the rear garden.

WC

1.22m x 1.61m (4'0" x 5'4")

Useful ground floor cloakroom comprising WC and wash hand basin.

Bedroom One

2.93m x 4.23m (9'7" x 13'11")

A good-sized double bedroom with plenty of space for bedroom furniture.

Bedroom Two

2.73m x 3.63m (9'0" x 11'11")

A well-proportioned double bedroom offering excellent floor space and flexibility for a range of furniture.

Bedroom Three

2.33m x 4.52m (7'7" x 14'10")

A further generous double bedroom, providing excellent accommodation for family members or guests.

Bedroom Four

2.11m x 3.19m (6'11" x 10'6")

A versatile fourth bedroom which would make an ideal child's bedroom, nursery, home office or guest room.

Family Bathroom

1.68m x 2.3m (5'6" x 7'6")

The family bathroom is positioned centrally on the first floor and provides the property's main bathroom facilities.

Outside

The property benefits from a driveway providing off-road parking and a single garage to the side. The rear garden is a real highlight, being generously sized, south-facing and not directly overlooked. There is considerable potential to landscape and improve the garden to suit the requirements of the new owner.

Agent Notes

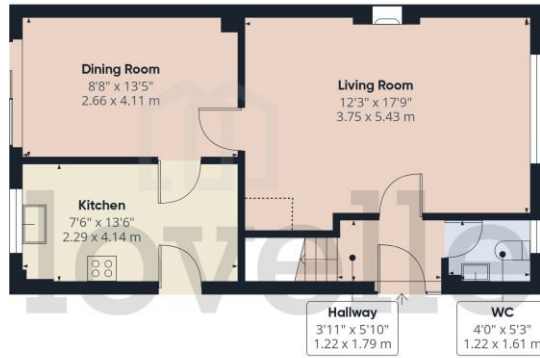
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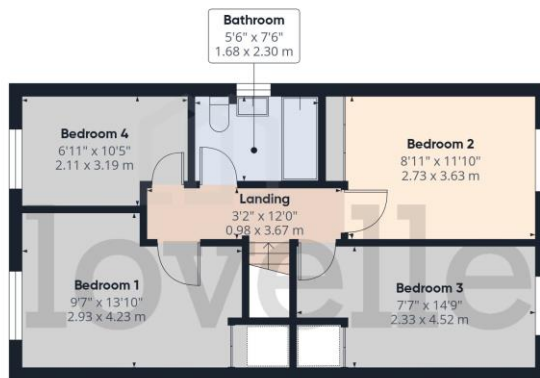
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

998 ft²
92.8 m²

Reduced headroom

6 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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