



29 Westwood Drive

Lincoln, LN6 0HL



Book a Viewing!

£315,000

A beautifully presented and extended detached bungalow, ideally situated within this popular residential location and enjoying close proximity to the highly regarded Hartsholme Country Park. The spacious and thoughtfully improved accommodation comprises an Entrance Porch, welcoming main Entrance Hall, extended Lounge, Dining Room, Sitting Area, Breakfast Kitchen, Side Entrance Porch, three Double Bedrooms, with the principal Bedroom benefiting from an En-suite and a Family Bathroom. Outside, the property features a generous driveway providing off road parking for numerous vehicles, a single garage, low maintenance front garden and an enclosed rear garden. Having been thoughtfully updated and extended by the current owners, this impressive bungalow offers spacious and versatile living accommodation, with viewing highly recommended to fully appreciate all it has to offer.





LOCATION

The property is located within this popular residential location to the South of Lincoln and situated just off Skellingthorpe Road and being close to Hartsholme Country Park. There are a wide variety of amenities within close proximity and there is easy access to the A46 Bypass and Lincoln City Centre via Tritton Road. The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

ACCOMMODATION

ENTRANCE PORCH

With uPVC main entrance door with side windows leading to the Main Entrance Hall.

ENTRANCE HALL

With two radiators, coving to ceiling, airing cupboard and walk-in storage cupboard with access to roof void with drop down ladder.



LOUNGE

17' 0" x 14' 5" (5.18m x 4.39m) With uPVC patio/French doors to rear garden, two uPVC windows to side elevation, three radiators and coving to ceiling.

DINING AREA

11' 8" x 10' 3" (3.56m x 3.12m) With radiator and coving to ceiling.

SITTING AREA

11' 9" x 6' 5" (3.58m x 1.96m) With double doors to the Entrance Hall and leading through to the Lounge and Dining Area.

BREAKFAST KITCHEN

15' 9" x 9' 7" (4.8m x 2.92m) Fitted with a range of wall, base units and drawers with work surfaces over, breakfast bar, part tiled surround, sink unit and drainer, Range cooker with extractor hood over, double radiator, uPVC window to rear elevation and plumbing for a dishwasher.

COVERED SIDE ENTRANCE PORCH

17' 0" x 3' 9" (5.18m x 1.14m) With outside boiler room/store which houses the gas fired central heating boiler.

BEDROOM 1

12' 4" x 11' 11" (3.76m x 3.63m) With uPVC window to front elevation, radiator and coving to ceiling.

EN-SUITE

11' 10" x 2' 7" (3.63m x 0.81m) With suite to comprise of shower cubicle, WC and wash hand basin, inset spotlights to ceiling, radiator, laminate flooring and chrome towel radiator.

BEDROOM 2

15' 0" x 12' 2" (4.57m x 3.71m) With uPVC window to front elevation, personnel door to the garage, radiator and coving to ceiling.

BEDROOM 3

11' 8" x 9' 6" (3.56m x 2.9m) With uPVC window to rear elevation, coving to ceiling, single radiator and built-in cupboard/wardrobe.

FAMILY BATHROOM

9' 5" x 7' 0" (2.87m x 2.13m) With suite to comprise of bath with shower over, WC and wash hand basin, part tiled walls, radiator and uPVC window to side elevation.

OUTSIDE

To the front of the property there is a driveway providing off road parking with a gravelled area to the side. There is also a single garage. The side access leads to the enclosed rear garden with lawn, patio areas and a variety of flowerbeds, shrubs and borders.

GARAGE

15' 7" x 8' 0" (4.75m x 2.45m) With up and over door to the front aspect, two windows to side elevation, light, power and outside tap.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

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<https://www.mundys.net/referral/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

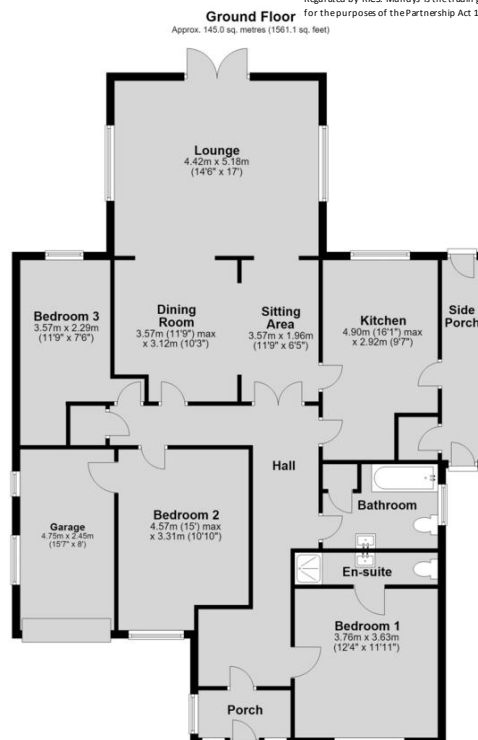
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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Total area: approx. 145.0 sq. metres (1561.1 sq. feet)

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
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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