



8 Westwood Drive

Lincoln, LN6 0HJ

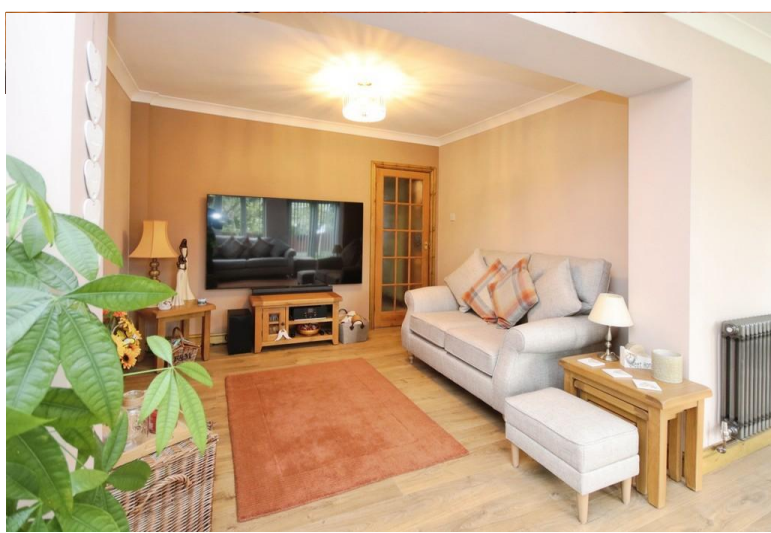


Book a Viewing!

£395,000

A fantastically extended Four Bedroom Family Home, occupying a larger than average plot and enjoying superb kerb appeal, ideally positioned just a stone's throw from Hartsholme Country Park. This impressive property offers spacious and highly versatile accommodation throughout, with multiple Reception Areas and a substantial range of Outbuildings including a Garage, Workshop and Gym perfect for modern family living. The property has been thoughtfully extended to create a bright and sociable layout, with a standout Open Plan Family Room forming the heart of the home. With Four Bedrooms, including a Principal Suite with En-suite, and excellent external space, this is a superb opportunity for buyers seeking both space and flexibility. The accommodation comprises of an Entrance Hallway, Lounge, Study, Shower Room, Kitchen and Extended Family Room. To the First Floor, there are Four Bedrooms, En-suite and a Family Bathroom.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

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 Lincoln Bishop University.



ENTRANCE HALL

Accessed via a UPVC door with frosted glazing and accompanying side window, radiator, understairs storage cupboard and stairs rising to the first floor.

LOUNGE

12' 10" x 11' 9" (3.91m x 3.58m) A cosy yet spacious reception room featuring a wood burning stove set in a fireplace with wooden mantel, UPVC double glazed window and radiator.

OFFICE

9' 1" x 8' 1" (2.77m x 2.46m) A useful additional reception space, ideal for home working, UPVC double glazed window and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of a shower cubicle, WC and pedestal wash hand basin, with tiled flooring and splashbacks, extractor, chrome heated towel rail, frosted UPVC double glazed window and built-in airing cupboard.

KITCHEN

16' 1" x 8' 3" (4.9m x 2.51m) A well equipped kitchen fitted with a range of wall and base units, incorporating a range-style gas cooker with seven-ring hob, double oven and grill, integrated dishwasher, fridge and freezer, stainless steel 1 1/2 bowl sink with drainer, mixer tap, tiled flooring and splashbacks and UPVC double glazed window to the side aspect.



FAMILY ROOM

19' 10 max" x 19' 4 max" (6.05m x 5.89m) A superb, thoughtfully extended open plan living space, designed for modern family life. Offering ample room for both seating and dining, this bright triple aspect room benefits from windows to multiple sides, a side access door and double French doors opening onto the rear garden, laminate flooring, a cast iron radiator, this space is ideal for entertaining and everyday living, flowing seamlessly back through to the main house.

FIRST FLOOR LANDING

Providing access to all four bedrooms and family bathroom.

BEDROOM 1

17' 9" x 12' 11" (5.41m x 3.94m) A generous principal bedroom with UPVC double glazed window, radiator, full-width fitted wardrobes and access to en-suite.



EN-SUITE

Fitted with a shower cubicle, WC and pedestal wash hand basin, tiled splashbacks, chrome heated towel rail and frosted UPVC double glazed window..

BEDROOM 2

12' 9" x 11' 9" (3.89m x 3.58m) A double bedroom with UPVC double glazed window and radiator.

BEDROOM 3

11' 1" x 9' 10" (3.38m x 3m) A further double bedroom with UPVC double glazed window and radiator.



BEDROOM 4

8' 6" x 8' 1" (2.59m x 2.46m) A versatile fourth bedroom with UPVC double glazed window and radiator, suitable as a nursery, guest room or home office.

BATHROOM

A stylish suite featuring a freestanding bath with shower attachment, WC and wash hand basin, complemented by tiled walls, laminate flooring, a cast iron style radiator and frosted UPVC double glazed window.

OUTSIDE

The property occupies a generous plot with a rear garden mainly laid to lawn, complemented by a slabbed patio area-ideal for outdoor seating and entertaining. There is also a summer house and an attached garden store to the side, providing additional storage and practicality.

To the front, the property benefits from a generous garden laid mainly to lawn, set behind a low-level brick wall and enhanced by well stocked borders, a block paved driveway provides off-street parking for multiple vehicles and gives access to the garage.

WORKSHOP

13' x 8' 4" (3.96m x 2.54m) A useful workshop space with pedestrian access door, window, lighting and power.

UTILITY ROOM

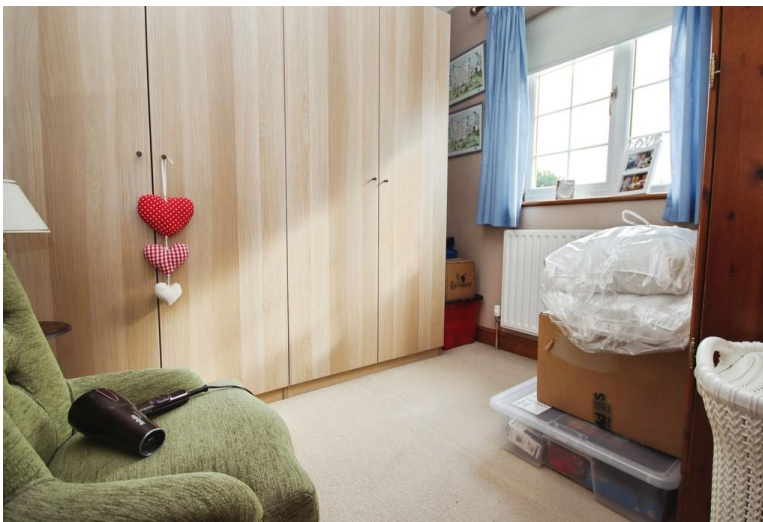
Fitted with plumbing for appliances and housing the wall-mounted gas boiler, with power and lighting.

GYM

12' 8" x 8' 4" (3.86m x 2.54m) A versatile additional space currently utilised as a home gym, with laminate flooring, lighting and power, access to a loft void and internal access through to the garage..

GARAGE

13' 10" x 8' 4" (4.22m x 2.54m) A substantial garage fitted with an electric up-and-over door, with power, lighting and access to a loft void.





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

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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 these 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 for themselves and the vendors (Lessors) for whom they act as Agents give 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 whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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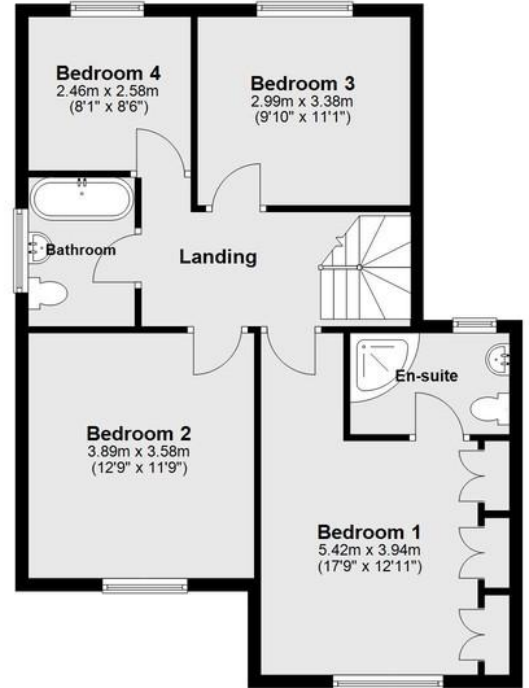
Ground Floor

Approx. 120.1 sq. metres (1292.4 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.2 sq. feet)



Total area: approx. 186.1 sq. metres (2003.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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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