



283 Wolsey Way

Lincoln, LN2 4ST



Book a Viewing!

£350,000

A fantastic example of a spacious Three Bedroom Detached Bungalow situated on the popular and convenient Glebe Park development within Uphill Lincoln. The property has living accommodation comprising of Entrance Hall, Lounge, Dining Room, large Conservatory, modern fitted Kitchen, Three Bedrooms, Master with En-suite and Family Shower Room. Outside there is a low maintenance front garden, a block paved driveway, a tandem garage and an enclosed rear garden. Viewing of this beautiful bungalow is highly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – D.

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.



ACCOMMODATION

HALL

With laminate flooring, airing cupboard and radiator.

LOUNGE

14' 3" x 11' 9" (4.35m x 3.60m) With double glazed bay window to the front aspect, electric fire set within a decorative fire surround and radiator.

DINING ROOM

10' 8" x 8' 11" (3.26m x 2.73m) With double glazed sliding doors to the conservatory and radiator.

KITCHEN

10' 9" x 9' 11" (3.28m x 3.03m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, space for fridge freezer and washing machine, tiled flooring, radiator, double glazed window to the rear aspect and door to the conservatory.

CONSERVATORY

17' 0" x 12' 1" (5.19m x 3.70m) With double glazed doors to the rear garden, ceiling fan, tiled flooring, two radiators and personnel door to the garage.

BEDROOM 1

11' 10" x 10' 5" (3.62m x 3.21m) With fitted wardrobes, laminate flooring, double glazed window to the rear aspect and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, tiled walls and flooring, towel radiator and double glazed window to the rear aspect.



BEDROOM 2

12' 4" x 9' 0" (3.76m x 2.76m) With fitted wardrobes, double glazed window to the front aspect, laminate flooring and radiator.

BEDROOM 3

8' 5" x 7' 11" (2.58m x 2.42m) With double glazed window to the front aspect and radiator.

FAMILY SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close couple WC, tiled walls, towel radiator and two double glazed windows to the side aspect.



OUTSIDE

To the front of the property there is a low maintenance gravelled garden. There is a block paved driveway providing off-street parking for multiple vehicles and access to the garage. To the rear of the property there is a low maintenance enclosed garden laid mainly to artificial lawn with patio seating areas and garden shed.



GARAGE

28' 0" x 8' 10" (8.55m x 2.71m) With electric roller door to the front, personnel doors to the conservatory and the rear garden, light and power

WEBSITE

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, BrIDGE McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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.

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 roughly checked.

GENERAL

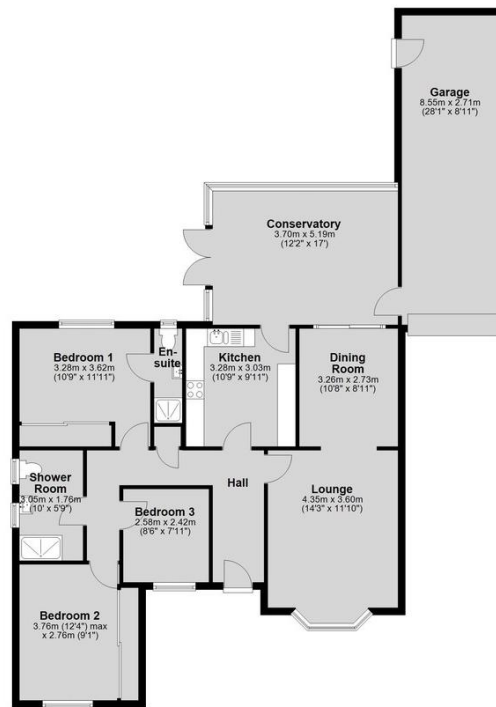
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Ground Floor
Approx. 130.5 sq. metres (1404.4 sq. feet)



Total area: approx. 130.5 sq. metres (1404.4 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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