



Westwood Drive, Lincoln



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2

£275,000



Key Features

- Detached Bungalow
- Three Bedrooms
- Field Views
- NO ONWARD CHAIN
- Two Reception Rooms
- Ample Parking
- EPC Rating D
- Freehold





Spacious THREE BEDROOM Detached Bungalow located in the popular area of Swanpool Lincoln, boasting field views to rear and ample parking and garage to the front. Within walking distance of the Local Shops, Schools and Doctors.

The accommodation comprises of Entrance Hall, Lounge, Kitchen Diner, Dining Room, Sun Room, Two Bedrooms, Bathroom and Shower Room to the ground floor and to the first floor a further Bedroom. Outside the property to the front of the property there is a gravel landscaped driveway with parking for up to four cars, leading to an integral single garage. To the rear of the property there is an enclosed landscaped patio garden with field views.

The property benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN

Entrance Porch

External door and windows to front and side aspect.

Hall

Access to roof space, storage cupboard and radiator.

Lounge 15'5" x 13'5" (4.7m x 4.1m)

Bay window to front aspect, feature fireplace with electric fire insert and radiator.

Kitchen Diner 11'8" x 16'9" (3.6m x 5.1m)

Window to rear aspect, external door side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, electric double oven, four ring electric hob with extractor, space and plumbing for washing machine and dishwasher, space for fridge and freezer and radiator.

Dining Room 11'8" x 10'10" (3.6m x 3.3m)

Window to rear aspect, stairs to first floor and radiator.

Bedroom One 14'10" x 10'10" (4.5m x 3.3m)

Window to front aspect, fitted wardrobes and radiator.

Bedroom Three 12'8" x 10'3" (3.9m x 3.1m)

Window to rear aspect and radiator.

Bedroom Two 11'8" x 9'0" (3.6m x 2.7m)

Window to rear aspect, fitted wardrobes and radiator.

Bathroom 6'10" x 9'4" (2.1m x 2.8m)

Window to side aspect and fitted with panel bath, low level WC, wash hand basin and radiator.

Shower Room 3'7" x 9'4" (1.1m x 2.8m)

Window to side aspect and fitted with shower cubicle, low level WC, wash hand basin and radiator.

Outside

To the front of the property there is a gravel driveway with room for up to four cars, leading to a single integral garage. To the rear of the property there is an enclosed landscaped garden with field views.

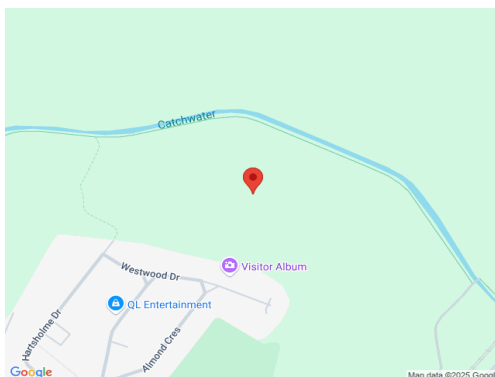
Agent Note

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
1383 sq.ft. (128.5 sq.m.) approx.

1ST FLOOR
163 sq.ft. (15.2 sq.m.) approx.



27 WESTWOOD DRIVE, LINCOLN, LN6 0HL

TOTAL FLOOR AREA : 1546 sq.ft. (143.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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