



- Detached Bungalow
- Four Bedrooms & Two Shower Rooms
- Renovated & Upgraded Throughout
- Modern Kitchen Diner
- Bay Fronted Lounge & Sun Room
- Beautiful Front & Rear Gardens
- New Windows & Doors
- Extensive Driveway & Double Garage

Westholm Close, Nettleham Fields, LN2 4TS
£385,000





This immaculate, turn-key four-bedroom detached bungalow has undergone a comprehensive programme of renovations over the last three years, resulting in a home of exceptional quality and style. Every detail has been considered, from the installation of high-quality new windows and doors by Anglian Windows to the complete transformation of the living spaces. The heart of the home is the stunning, fully renovated kitchen-diner, which features sleek integrated appliances and flows seamlessly into a bright conservatory, creating a perfect environment for both daily life and entertaining. The separate bay-fronted lounge offers a sophisticated space to relax, flooded with natural light. The bedroom accommodation is equally impressive, offering four generously proportioned rooms. The master suite serves as a private retreat, complete with bespoke built-in wardrobes and a modern ensuite shower room. A stylish second shower room serves the rest of the household, finished to the same exacting standards found throughout the property. Outside, the home is surrounded by beautifully landscaped gardens to both the front and rear, positioned perfectly to capture the sun all day long and easy to maintain. Extensive parking is provided by a long driveway leading to a substantial double garage, ensuring ample space for multiple vehicles. Situated in a highly sought-after area of Lincoln in a cul-de-sac off Wolsey Way the area offers a perfect balance of quiet living and urban convenience. Residents benefit from being within walking distance of the Carlton Centre, which offers a comprehensive range of amenities including a large supermarket, Glebe Park GP Surgery, several retail outlets, a post office, and a variety of popular eateries. For those who enjoy the outdoors, the nearby Greetwell Hollow Nature Reserve offers scenic walking trails, while the historic Uphill Cathedral Quarter is just a short drive or bus journey away, offering historical culture, Lincolnshire heritage and independent boutiques. Families are well-served by several highly-regarded primary and secondary schools in the immediate vicinity. The area also boasts excellent transport links, with easy access to the A15 and A46 bypass, making it an ideal location for commuters heading towards Newark, Nottingham, or to the north. Council tax band: D. Freehold.



Entrance Lobby

Accessed via a new Anglian Windows & Doors front composite door.
Access to:

Inner Hallway

A radiator, access to accommodation and loft access - boarded down the centre of the loft space, a pull-down ladder, insulation and lighting, housing the boiler serviced in 2025, fitted in 2023.

Lounge

14' 4" x 13' 10" (4.37m x 4.21m)

A uPVC double-glazed bay window to the front aspect with fitted blinds and wood-effect laminate flooring. Access to:

Kitchen Diner

19' 8" x 10' 6" (5.99m x 3.20m)

Fitted in 2023. A wide range of eye and base level units and counter worktops with a range of integrated appliances. The integrated appliances to remain with the sale include a fridge freezer, a dishwasher, an oven with hob and an extractor hood over, an integrated microwave, a sink and drainer unit, uPVC patio doors leading onto the rear garden, and a uPVC door and uPVC external window into:

Sun Room

7' 1" x 12' 10" (2.16m x 3.91m)

Being of uPVC construction with a brick base, insulated roof, radiator, and an external door leading to the garden.

Bedroom 1

13' 4" x 11' 9" (4.06m x 3.58m)

Having built-in wardrobes, 2 uPVC double-glazed windows to the front aspect with fitted blinds, a radiator, and wood-effect laminate flooring. Access to:

En-Suite

6' 6" x 5' 7" (1.98m x 1.70m)

Having a uPVC double-glazed obscured window to the side aspect, a walk-in shower, a chrome heated towel rail, a vanity hand wash basin unit, and a low-level WC with aquaboard and tiled surround.

Bedroom 2

10' 1" x 10' 7" (3.07m x 3.22m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

Bedroom 3

8' 3" x 9' 3" (2.51m x 2.82m)

Having a uPVC double-glazed window to the rear aspect and a radiator.

Bedroom 4

6' 11" x 10' 7" (2.11m x 3.22m)

Having a uPVC double-glazed window to the rear aspect looking into the conservatory.

Shower Room

6' 4" x 6' 6" (1.93m x 1.98m)

A low-level WC, a pedestal hand wash basin unit, tiled floor and surround, a heated towel rail, a uPVC double-glazed obscured window to the side aspect and a walk-in shower arrangement and an extractor unit.

Outside Rear

Enclosed garden being mostly laid to lawn with mature shrubs and flowerbed borders, a patio seating area, a pathway leading to side access, as well as personnel access into the double garage.

Double Garage

17' 3" x 15' 7" (5.25m x 4.75m)

Personnel door to the side aspect, window to the side aspect, up and over door, power, and lighting.

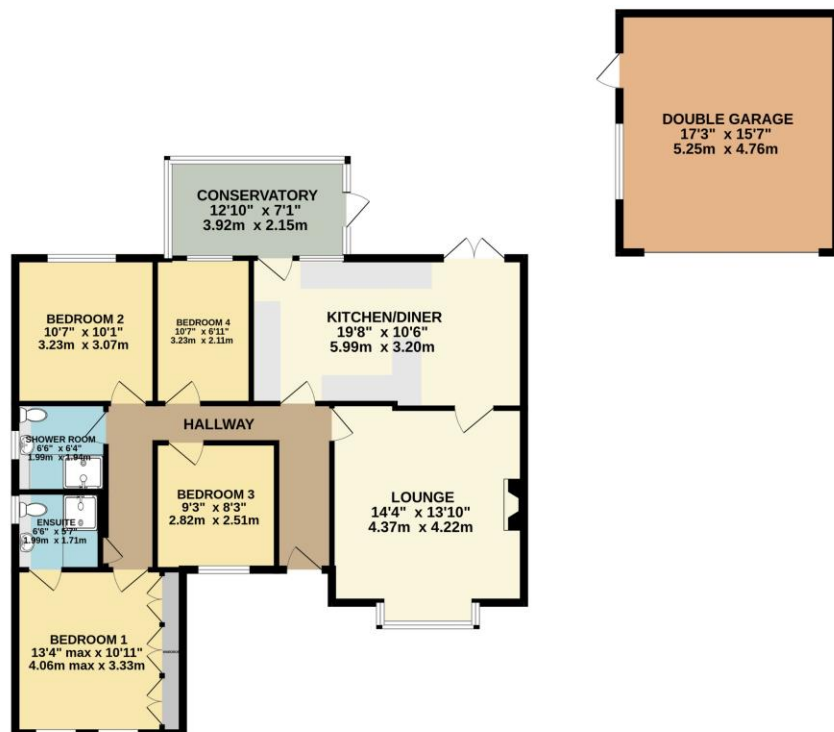
Outside Front

Well-presented front lawned garden with a flora arrangement. Driveway parking for multiple vehicles.





GROUND FLOOR
1362 sq.ft. (126.5 sq.m.) approx.



TOTAL FLOOR AREA: 1362 sq.ft. (126.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description 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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