



240 Wolsey Way

Lincoln, LN2 4ST

£265,000

A larger than average three bedroomed detached family bungalow located in this popular location of Nettleham Fields, to the north of the historic Cathedral and University City of Lincoln. The property is situated on a larger than average plot with gardens to the front and rear, driveway and garage to the side. Internally the property has living accommodation briefly comprising of Inner Hallway, Lounge, Dining Room, Kitchen, Bedroom with En-suite WC, two further Bedrooms and Family Bathroom. Viewing of the property is highly recommended to appreciate the accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln North along Nettleham Road and at the traffic lights with the Nettleham Road Shopping Centre turn right on to Wolsey Way.

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 Bishop Grosseteste College.



ACCOMMODATION

INNER HALLWAY

With UPVC window and door to the front aspect, doors to the lounge, kitchen, three bedrooms and family bathroom, access to the roof void, radiator, storage cupboard and airing cupboard housing the hot water tank.

LOUNGE

12' 1" x 13' 0" (3.69m x 3.98m) , with UPVC window to the front aspect, archway to the dinging room, radiator and gas fire.

DINING ROOM

10' 9" x 8' 1" (3.30m x 2.47m) , with UPVC window to the rear aspect, archway to the lounge, serving hatch to the kitchen and radiator.

KITCHEN

11' 3" x 8' 9" (3.43m x 2.69m) , with UPVC window and door to the rear aspect, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, spaces for automatic washing machine, cooker, fridge and dishwasher, wall mounted cupboards with complementary tiling below, radiator and a wall mounted gas central heating boiler.

BEDROOM 1

13' 0" x 9' 10" (3.98m x 3.02m) , with UPVC window to the front aspect, radiator, fitted wardrobes and door to en-suite WC.



EN-SUITE WC

With WC and wash hand basin.

BEDROOM 2

10' 11" x 10' 0" (3.35m x 3.07m) , with UPVC window to the rear aspect and radiator.

BEDROOM 3

9' 8" x 7' 6" (2.97m x 2.29m) , with UPVC window to the front aspect and radiator.



FAMILY BATHROOM

6' 2" x 6' 3" (1.88m x 1.92m) , with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator and partly tiled walls.

OUTSIDE

To the front of the property there is a lawned garden with paved path to the front door. To the side there is a driveway providing off road parking and giving access to the Garage. To the rear of the property there is a paved seating area and a lawned garden with mature shrubs and trees.

GARAGE

With up and over door to the front aspect, power, lighting and door and window to the rear aspect.





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Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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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.

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Ground Floor



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