



King & Co.
ESTATE AGENTS

273 WOLSEY WAY, LINCOLN, LN2 4ST
£209,950





Being offered with NO CHAIN, this 2 bedroom detached bungalow is situated in the highly sought after Nettleham Fields estate and is close to local amenities.

The property has great potential whilst benefiting from off-street parking, and a single garage to the right side elevation. The door is located on the left side elevation and leads to;

ENTRANCE HALL

With fitted carpet, radiator to the wall, airing cupboard housing the lagged water tank and access to the loft space

LOUNGE

12' 10" x 12' 0" (3.93m x 3.68m) Featuring a stone fireplace, fitted carpet, radiator and bay window to front elevation. The stone archway leads on to;

DINING AREA

9' 0" x 7' 11" (2.76m x 2.42m) Having fitted carpet and radiator

KITCHEN

12' 6" x 7' 10" (3.82m x 2.39m) The fitted kitchen comprises of a range of base and wall units, stainless steel sink and drainer unit with pillar taps and the kitchen also houses the Worcester central heating boiler.



BEDROOM 1

10' 9" x 9' 6" (3.29m x 2.90m) With a range of fitted wardrobes, fitted carpet, radiator and window to rear elevation.

BEDROOM 2

8' 5" x 10' 5" (2.57m x 3.19m) With a range of fitted wardrobes, fitted carpet, radiator and window to front elevation.

BATHROOM

6' 10" x 5' 8" (2.10m x 1.74m) Having walk in shower cubicle with electric shower, vanity basin and low-level WC. With Ladder-style towel radiator to wall and Vinolay flooring.

SINGLE GARAGE

With up & over door

REAR GARDEN

Fully enclosed garden with patio area

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255





King & Co.

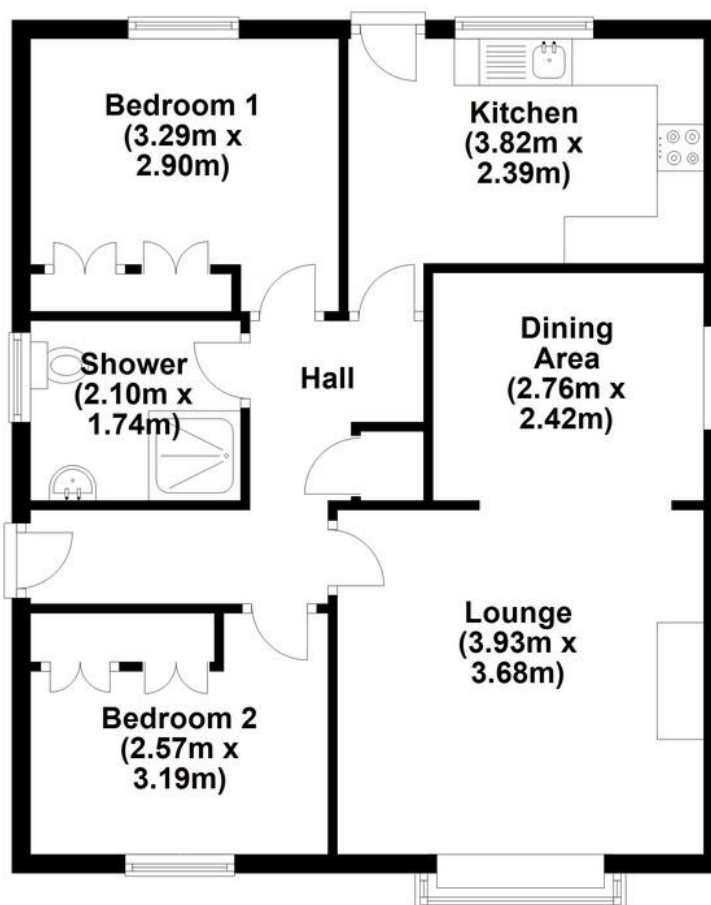
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 63.5 sq. metres (683.3 sq. feet)



Total area: approx. 63.5 sq. metres (683.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



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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.