



38 Westwood Drive

Lincoln, LN6 0HL



Book a Viewing!

£365,000

A spacious, extended detached family home situated in a sought after cul-de-sac position off Swanpool in Lincoln, backing onto mature woodland and offering generous accommodation both inside and out. This well-presented property comprises of an entrance hallway, a spacious lounge, a modern open plan kitchen diner with utility room, three well-appointed bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and luxury en-suite shower room and a newly fitted family shower room. Outside, the property has a driveway providing off street parking, a garage, a well-maintained front garden and a large, mature rear garden with lawn, decking, summerhouse and a selection of fruit trees – all backing onto woodland for added privacy.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — B.

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 Bishop Grosseteste University.



ACCOMMODATION

INNER HALLWAY

With ceramic tiled flooring, LED spotlights, fitted storage cupboards and access to roof space.

LOUNGE

18' 5" x 10' 10" (5.63m x 3.32m) With a large UPVC window overlooking the front garden, decorative fireplace, radiator and feature glass block wall with access to the kitchen diner.

KITCHEN/DINER

23' 1" x 8' 9" (7.05m x 2.68m) Fitted with a modern range of base units and drawers with work surfaces over, composite sink with mixer tap, integrated double electric ovens, four ring induction hob with extractor over, integrated dishwasher, fridge and freezer, wooden laminate flooring, LED spotlights and UPVC double doors opening out to the rear garden.

UTILITY ROOM

12' 6" x 5' 4" (3.83m x 1.63m) With tiled flooring, base units with work surface, stainless steel sink, spaces for washing machine and further appliances, radiator and UPVC door to the rear garden.

BEDROOM 1

12' 8" x 10' 4" (3.88m x 3.17m) UPVC doors to the rear garden, double radiator, ceiling fan, walk-in wardrobe with shelving and lighting and access to the en-suite.

EN-SUITE

With walk-in shower cubicle, bath with shower over, WC, vanity wash basin, towel radiator, LED spotlights and UPVC window to side.

DRESSING ROOM

BEDROOM 2

11' 5" x 11' 5" (3.50m x 3.50m) With UPVC window to the front, fitted wardrobes and access to the en-suite.

EN-SUITE

With WC, wash basin, tiled walls, radiator, extractor fan and LED lighting.

BEDROOM 3

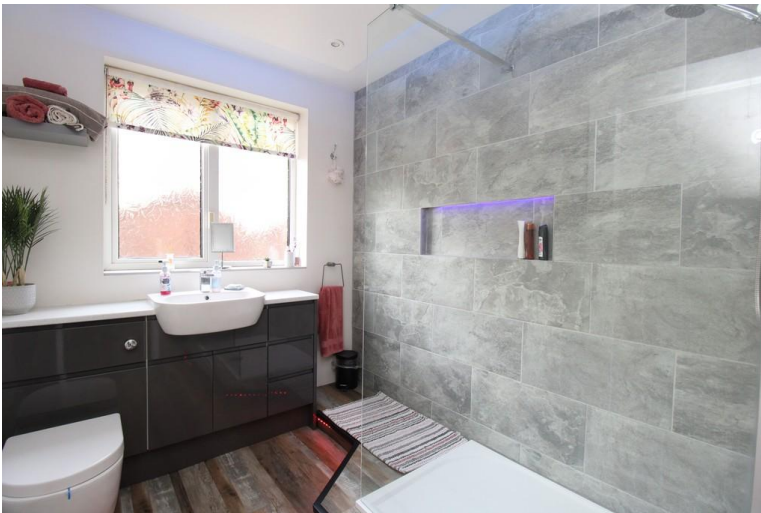
8' 9" x 8' 9" (2.68m x 2.67m) With UPVC window to side and a radiator.

SHOWER ROOM

7' 7" x 6' 5" (2.32m x 1.96m) Newly fitted luxury shower room with walk-in shower, WC, vanity wash basin, heated towel rail, LED spotlights, extractor fan, UPVC window and wood effect flooring.

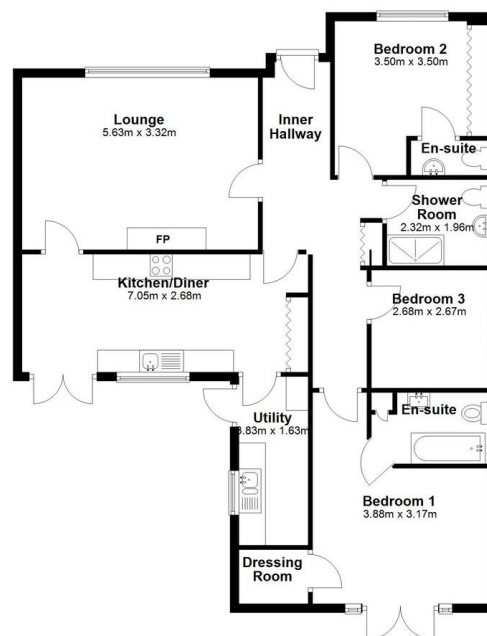
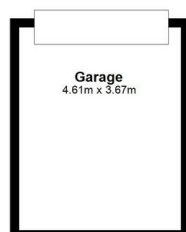
OUTSIDE

To the front of the property there is a lawned garden and driveway leading to an integral garage. The generous rear garden features a tiled seating area, large lawn, decked patio, summerhouse, mature trees, shrubs and a variety of fruit trees, backing onto woodland for privacy and a tranquil setting.





Ground Floor



Total area: approx. 120.3 sq. metres
For Illustration Purposes Only
Plan produced using PlanItUp

38 Westwood

GARAGE

With an up and over door and power.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, 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 thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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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 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.

