



5 Westbrooke Road

Lincoln, LN6 7TB



Book a Viewing!

£215,000

A well presented two bedroom detached bungalow, occupying an attractive corner plot in the highly sought after Boultham Park area, to the south of the Cathedral City of Lincoln. The property offers well maintained and spacious accommodation comprising an Entrance Porch, welcoming Hallway, generous Lounge/Diner, Breakfast Kitchen, two double Bedrooms, Bathroom and a separate WC. Externally, the bungalow enjoys lawned gardens to the front and both sides, together with a low maintenance paved rear garden, ideal for relaxing or entertaining. A driveway provides off-street parking and leads to a Single Garage. Ideally located close to the beautiful Boultham Park, local amenities and excellent transport links, this delightful bungalow is sure to appeal to a range of buyers. Viewing is highly recommended. NO CHAIN.





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 Lincoln Bishop University. Boultham Park is a sought after residential locations, renowned for its attractive surroundings, excellent amenities and convenient access to the city centre. At the heart of the area is the beautifully restored Boultham Park, offering picturesque lakes, mature woodland, landscaped gardens, a popular café and children's play areas. The location is ideal for families and professionals alike, with a range of local shops, supermarkets, schools and leisure facilities close by, together with excellent transport links to Lincoln City Centre, the A46 bypass and Lincoln Railway Station.

ACCOMMODATION

PORCH

With entrance door and double glazed windows to the front aspect.

HALL

With storage cupboard, airing cupboard and radiator.



LOUNGE/DINER

22' 0" x 13' 1" (6.71m x 3.99m) With four double glazed windows to the front and side aspects, electric fire set within a decorative fire surround, wall lights and two radiators.

KITCHEN/BREAKFAST ROOM

14' 4" x 9' 8" (4.38m x 2.97m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, electric oven, gas hob, spaces for washing machine and fridge, wall mounted gas fired central heating boiler, tiled flooring and splashbacks, Spotlights, radiator, double glazed window to the rear aspect and door to the garden.

BEDROOM 1

11' 11" x 11' 11" (3.64m x 3.64m) With double glazed windows to the side and front aspects, fitted wardrobe and radiator.

BEDROOM 2

11' 10" x 11' 10" (3.63m x 3.62m) With double glazed windows to the side and rear aspects, two fitted storage cupboards and radiator.

BATHROOM

With panelled bath, wash hand basin in a vanity style unit with storage beneath, part tiled walls, radiator and double glazed window to the side aspect.

SEPARATE WC

With close coupled WC, tiled splashbacks, radiator and double glazed window to the side aspect.

OUTSIDE

The property sits on a corner plot. There are lawned gardens to the front and both sides. To the rear there is an enclosed paved garden. A side driveway provides ample off-street parking and access to the garage.

GARAGE

17' 8" x 8' 7" (5.39m x 2.64m) With up-and-over door to the front, double glazed window and personnel door to the rear, tap, light and power.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here — [Mobile Checker](#)





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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

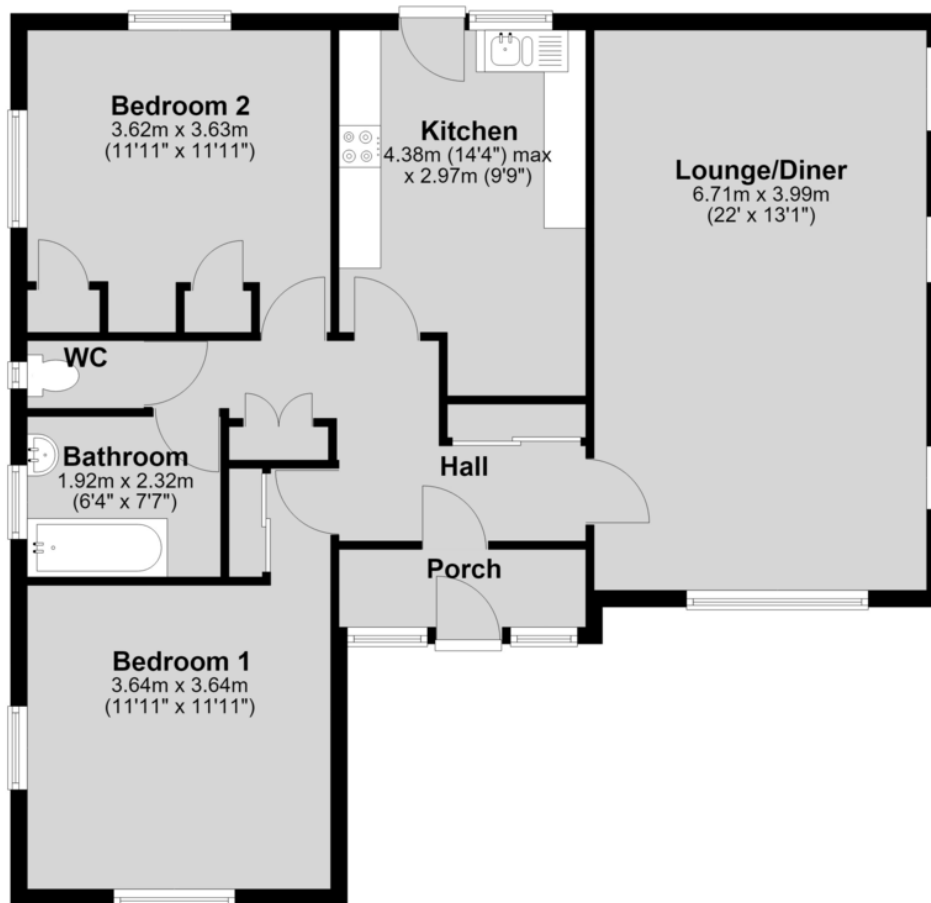
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Ground Floor

Approx. 86.8 sq. metres (934.3 sq. feet)



Total area: approx. 86.8 sq. metres (934.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.



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