



220 Wolsey Way

Lincoln, LN2 4ST



Book a Viewing!

£215,000

Situated in a desirable position within the sought after Minster Fields development in the popular Uphill area of Lincoln, this modern three bedroom town house was built by highly regarded local developers Taylor Lindsey and offers well presented and thoughtfully arranged accommodation. The property comprises a welcoming entrance hall, cloakroom/WC, spacious lounge and an impressive open plan kitchen/dining room, fitted with a range of integrated appliances and providing an excellent space for both everyday living and entertaining. To the first floor, the landing leads to three well appointed bedrooms and a contemporary family bathroom. Externally, the property benefits from a block paved frontage and driveway providing off-road parking, together with a single garage. To the rear is a fully enclosed garden, offering an ideal setting for outdoor dining, entertaining and relaxation. Combining modern living, quality construction and a convenient Uphill location.





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.

ACCOMMODATION

HALL

With staircase to the first floor and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled flooring and splashbacks, radiator and double glazed window to the front aspect.

LOUNGE

14' 7" x 12' 0" (4.45m x 3.68m) With double glazed window to the front aspect and radiator.



KITCHEN/DINER

15' 3" x 9' 9" (4.66m x 2.98m) Fitted with a stylish range of wall and base units with work surfaces over, ceramic 1 1/2 bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan over, integrated fridge freezer and dishwasher, space for washing machine, spotlights, under cabinet lights, under stairs storage cupboard, tiled flooring, radiator, double glazed window to the rear aspect and double glazed French doors to the rear garden.

FIRST FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

12' 11" x 8' 8" (3.96m x 2.66m) With double glazed window to the rear aspect and radiator.



BEDROOM 2

11' 7" x 8' 8" (max)" (3.55m x 2.64m) With double glazed window to the front aspect and radiator.

BEDROOM 3

8' 2" x 6' 3" (2.50m x 1.91m) With double glazed window to the rear aspect and radiator.

BATHROOM

7' 0" x 6' 2" (2.15m x 1.89m) Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and wash hand basin in a vanity style unit with storage beneath, chrome towel radiator, tiled walls, spotlights and double glazed window to the front aspect.



OUTSIDE

To the front of the property there is a block paved frontage and driveway providing off-street parking and access to the single garage. The garage has up-and-over door to the front, light and power. To the rear there is an enclosed rear garden mainly gravelled with patio seating area.

SERVICE CHARGE- £100 PER ANNUM.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District 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](#)





WEBSITE

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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

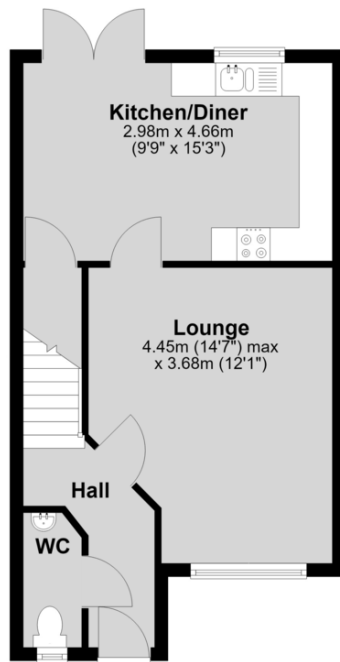
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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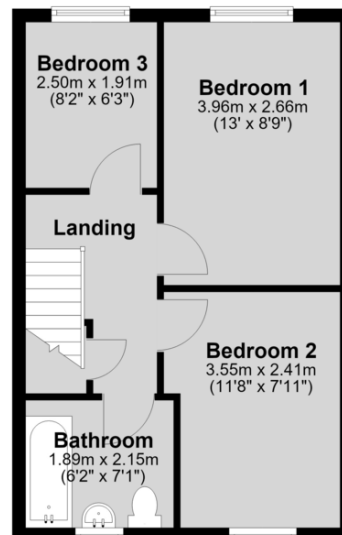
Ground Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.1 sq. feet)



Total area: approx. 73.3 sq. metres (788.8 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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