291 Wolsey Way,

Lincoln, LN2 4ST

Book a Viewing!

£340,000

Occupying a generous and well-maintained plot, this immaculate three-bedroom detached bungalow offers spacious and flexible accommodation with the significant advantage of no onward chain.

The accommodation includes a spacious lounge flowing into a separate dining area, fitted kitchen, two individual sunroom spaces, three bedrooms and a wet room. The principal bedroom also benefits from its own WC and direct access to a useful utility/sunroom, while bedroom three provides flexibility for those requiring a home office, guest room or hobby space.

Despite the generous plot, the gardens have been thoughtfully designed to remain secure and relatively low maintenance, with multiple seating areas and attractive mature planting. Further benefits include an electric awning, private driveway and detached single garage.

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LOCATION

Wolsey Way occupies an excellent Uphill Lincoln position, particularly convenient for buyers wanting everyday amenities and public transport close at hand while remaining within easy reach of the wider city. The property is just a stone's throw from the shops at Nettleham Fields, providing convenient access to a variety of everyday shopping and services. A bus stop is positioned close to the property, providing a useful connection for travelling around Lincoln.

The area is also well placed for road connections around the north of Lincoln and towards the wider road network. Lincoln itself provides an extensive selection of shops, restaurants, leisure facilities and cultural attractions, together with the city's historic Cathedral Quarter. With local shops, public transport and excellent access around Lincoln all close at hand, Wolsey Way offers a particularly practical and convenient setting.

ACCOMMODATION

PORCH

A useful enclosed entrance porch with UPVC windows surround and door providing access into the bungalow.

HALL
Providing access to the principal rooms and benefits from a radiator, useful built-in storage cupboard and access to the loft space.

LOUNGE
13' 8" x 11' 5" (4.17m x 3.48m) A spacious front facing reception room featuring a large bay-style UPVC window overlooking the front garden and allowing plenty of natural light into the space, a radiator, the room flows directly into the separate dining area, creating a sociable arrangement between the two principal living spaces.

DINING ROOM
10' 4" x 8' 6" (3.15m x 2.59m) Providing ample space for a family dining table, with laminate flooring, radiator, a useful serving hatch connecting with the kitchen and glazed sliding doors with an electric blind provide access into the rear sunroom, creating a natural flow between the living spaces and providing a pleasant outlook towards the garden.

SUN ROOM
11' x 9' 11" (3.35m x 3.02m) Positioned directly overlooking the rear garden, this excellent additional reception space is of half-brick and UPVC construction with windows surrounding the room and providing plenty of natural light. With UPVC French doors open directly onto the garden, while an additional pedestrian door provides further outside access. The room benefits from tiled flooring and can conveniently be accessed internally from both the dining area and kitchen.

KITCHEN
10' 4" x 9' 10" (3.15m x 3m) A fitted kitchen offering a comprehensive range of wall-mounted cupboard and base units with complementary laminate work surfaces. Appliances and provisions include an electric oven, electric hob with extractor over, space for a fridge/freezer and stainless steel sink with hot and cold mixer tap. Further benefits include tiled flooring, radiator, serving hatch through to the dining area, a UPVC window overlooking the rear garden and a UPVC door with access into the sunroom. The kitchen also houses the wall-mounted gas boiler within a cupboard.

BEDROOM 1
14' 2" x 10' 4 max" (4.32m x 3.15m) A generous rear-facing double bedroom benefiting from excellent built-in storage, including mirrored sliding door wardrobes and an additional wardrobe cupboard, a radiator, its own WC and access into the additional utility/sunroom.

WC
Conveniently accessed directly from bedroom one and fitted with a WC and wash hand basin, laminate flooring, tiled splashbacks, chrome heated towel radiator, wall-mounted vanity storage and a frosted UPVC window to the side aspect.

UTILITY / SUN ROOM
6' 7" x 6' 7" (2.01m x 2.01m) A particularly useful additional space positioned directly off bedroom one and of half-brick construction with extensive UPVC glazing and a door providing outside access. The room benefits from tiled flooring and plumbing for a washing machine, combining practical utility provision with the flexibility of a second sunroom.

BEDROOM 2
11' 10" x 10' 4" (3.61m x 3.15m) A front facing double bedroom with UPVC window, radiator, built-in wardrobe storage and its own wash hand basin.

BEDROOM 3
8' 5" x 7' 8" (2.57m x 2.34m) A flexible third bedroom benefiting from laminate flooring, radiator and a UPVC window overlooking the attractive front garden. The room could comfortably serve as a bedroom or, depending on the requirements of the new owner, would make an excellent home office, guest room, hobby room or nursery.

WET ROOM
A practical wet room fitted with a mains shower, WC and wash hand basin, tiled flooring and splashbacks, support rails, spotlights, extractor, upright chrome heated towel radiator and a frosted UPVC window to the side aspect.

OUTSIDE
The property occupies a generous plot with attractive gardens to both the front and rear, which have been carefully designed to provide plenty of usable outside space without requiring excessive maintenance.

To the front, the bungalow sits behind a picket-style fence with mature borders, established planting and an attractive stone-effect paved seating area, with an array of colourful plants and rose bushes creating an appealing first impression.

To the rear is a secure and enclosed garden incorporating several individual seating areas, extensive paved and patio sections and an additional lawned area, making the space equally suited to relaxing, entertaining and gardening. An electric awning provides useful shade over one of the seating areas, while further benefits include a garden shed, outside storage and secure side access connecting the front and rear. Gated access leads onto the private driveway, which provides off-road parking and access to the detached single garage, offering further secure parking or storage.

DETACHED SINGLE GARAGE
16' 11" x 7' 7" (5.16m x 2.31m) With up-and-over door, separate pedestrian access, lighting and power, providing useful secure parking, workshop space or additional storage.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

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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

Approx. 107.4 sq. metres (1156.3 sq. feet)

Total area: approx. 107.4 sq. metres (1156.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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