



King&Co.

31 WESTWOOD DRIVE, LINCOLN, LN6 0HL  
£215,000





### INFORMATION

- ~ Council Tax Band: B
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric, drainage and water
- ~ Broadband: Ultrafast full fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D

### DESCRIPTION

A traditional two bedroom detached bungalow situated within the Swanpool area of Lincoln. Westwood Drive is offered for sale with no ongoing chain and has the added benefit of open country views beyond its rear boundary giving a semi rural backdrop.

Spanning approximately 68sqm (subject to survey), the property offers two bedrooms, one reception room, breakfast kitchen, conservatory and shower room.





Outside, the driveway extends down one side of the property creating generous off-street parking whilst allowing access to the detached garage. The rear garden is of generous proportions giving great scope to extend the property or take full advantage of the views with a loft conversion (subject to all required planning and building consents).

In the Agent's opinion, the property must be viewed to appreciate not only the accommodation on offer but the future potential.

The property would benefit from a scheme of modernisation and currently offers the following accommodation.



### **LOUNGE**

16' 11" x 13' 5" (5.16m x 4.10m)

### **KITCHEN**

13' 0" x 11' 6" (3.98m x 3.53m)

### **CONSERVATORY**

12' 1" x 5' 7" (3.69m x 1.71m)

### **BEDROOM 1**

13' 1" x 10' 5" (3.99m x 3.19m)

### **BEDROOM 2**

10' 5" x 8' 5" (3.19m x 2.58m max)

### **SHOWER ROOM**



### **VIEWINGS**

Strictly by prior appointment through the Agents office on 01522 525255

### **TENURE**

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

### **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.



### **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.

