



58 Westfield Drive

North Greetwell, Lincoln, LN2 4RB

£180,000

A two bedroom detached bungalow situated on a generous corner plot, in need of some refurbishment but offering great potential. The internal accommodation briefly comprises of Hall, Lounge, Dining Room, Conservatory, Kitchen, two double Bedrooms and Bathroom. The property sits on corner plot with a side driveway and single detached garage. The bungalow is in need of some modernisation and offers great potential to be upgraded or extended (subject to planning). Viewing is highly recommended. NO CHAIN.



SERVICES

All mains services available. Gas central heating.

EPC RATING – F.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

North Greetwell is located just to the north east of the historic Cathedral and University City of Lincoln. The neighbouring villages of Cherry Willingham, Reepham and Nettleham provide a range of local amenities including shops, schooling, leisure facilities and public houses and a regular bus service into Lincoln City Centre. There is also easy access to the A46 Lincoln Bypass.



ACCOMMODATION

HALL

LOUNGE

19' 2" x 11' 10" (5.86m x 3.62m) With double glazed windows to the side and rear aspects, electric fire in feature fireplace and two radiators.

DINING ROOM

12' 6" x 10' 2" (3.83m x 3.12m) With double glazed window to the front aspect, gas fire in feature fireplace, radiator and two storage cupboards.

KITCHEN

10' 11" x 5' 6" (3.34m x 1.70m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, spaces for cooker, washing machine and fridge, tiled splashbacks and double glazed window to the side aspect.

CONSERVATORY

15' 2" x 6' 0" (4.64m x 1.84m) With laminate flooring, double glazed windows to the side and rear aspects and door to the rear garden.

BEDROOM 1

12' 6" x 11' 10" (3.83m x 3.62m) With double glazed window to the front aspect and radiator.

BEDROOM 2

12' 6" x 10' 6" (3.83m x 3.22m) With double glazed windows to the front and rear aspects, two storage cupboards and radiator.

INNER HALLWAY

With cupboard housing the gas fired central heating boiler.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over and glass screen, close coupled WC and pedestal wash hand basin, tiled walls, tiled flooring, radiator and double glazed window to the side aspect.

OUTSIDE

The property sits on a generous corner plot with a side gated driveway providing off street parking and leading to the single garage. The garden is laid mainly to lawn with a shed and greenhouse.



WEBSITE

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SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 and J Walter 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.

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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.

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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 roughly checked.

GENERAL

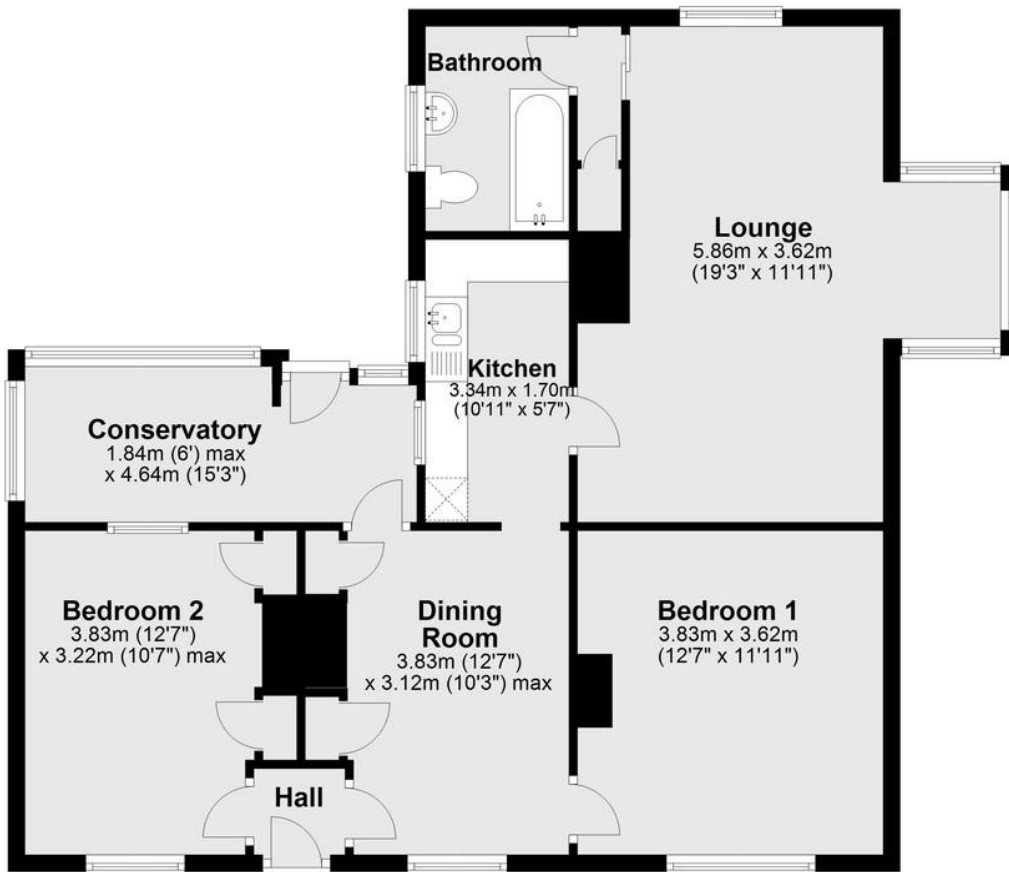
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Ground Floor

Approx. 85.3 sq. metres (918.7 sq. feet)



Total area: approx. 85.3 sq. metres (918.7 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

