



2 Westfield Avenue

North Greetwell, Lincoln, LN2 4RD

£230,000

A three bedroom detached bungalow situated in the popular village of North Greetwell. The property has internal accommodation comprising of Hall, Lounge, Dining Room, Kitchen, three Bedrooms and a Shower Room. Outside to the front there are decorative gravelled beds, shrubs and driveway providing off-street parking and access to the garage. To the rear there is a lawned garden with a patio area and shrubs. The property further benefits from No Onward Chain and viewing is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D

COUNCIL TAX BAND — C

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.





HALL

With loft access point and airing cupboard.

LOUNGE

12' 2" x 12' 0" (3.71m x 3.68m), with double glazed window to the front aspect, gas fire in a feature fireplace and radiator.

DINING ROOM

10' 11" x 8' 2" (3.33m x 2.50m), with double glazed window to the rear aspect and radiator.

KITCHEN

10' 11" x 8' 10" (3.33m x 2.70m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, gas oven with gas hob and extractor fan, spaces for a washing machine, fridge freezer and dishwasher, tiled walls, tiled flooring, radiator, spotlights, double glazed window to the rear aspect and door to the rear garden.



BEDROOM 1

12' 1" x 9' 9" (3.69m x 2.99m), with a range of fitted bedroom furniture including wardrobes, overbed storage and drawers, double glazed window to the front aspect and radiator.

BEDROOM 2

10' 11" x 9' 9" (3.33m x 2.99m), with a range of fitted bedroom furniture including wardrobes and over bed storage, double glazed window to the rear aspect and radiator.

BEDROOM 3

8' 11" x 7' 10" (2.73m x 2.39m), with double glazed window to the front aspect and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with electric shower, close coupled WC and wash hand basin in a vanity unit with storage above and below, tiled walls, tiled flooring, radiator, spotlights and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there are decorative gravelled beds, shrubs and a driveway providing off-street parking and access to the garage. To the rear there is a lawned garden, patio area and shrubs.



WEBSITE
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CWH and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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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.

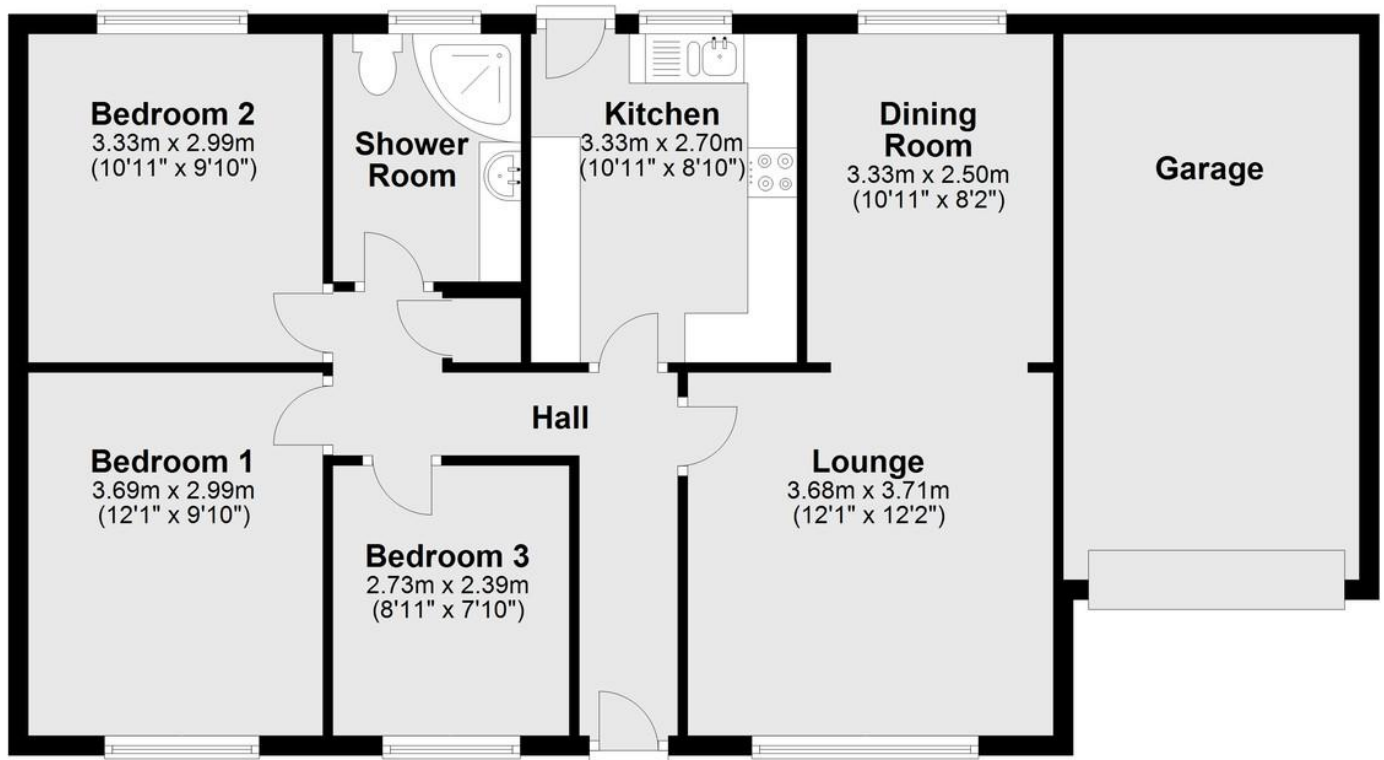
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Ground Floor

Approx. 91.3 sq. metres (982.2 sq. feet)



Total area: approx. 91.3 sq. metres (982.2 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.

