



## 25 Westfield Avenue North Greetwell

**£314,500**

This is a larger than average non-estate detached family bungalow located in the popular village of North Greetwell, which is North East of the Historic Cathedral and University City of Lincoln. The property benefits from being positioned on a larger than average plot with a private sweeping driveway leading up to the property. The internal accommodation briefly comprises of an Entrance Porch, Inner Hallway, Lounge, Dining Room, Conservatory, Fitted Kitchen, Utility Room, WC, Master Bedroom with En-Suite Shower Room, two further Bedrooms and Family Bathroom. There is an Integral Double Garage which could be converted to another reception room/ further bedroom or annex. Viewing of the property is recommended to appreciate the accommodation on offer and the open countryside views to the rear.





25 Westfield Avenue, North Greetwell, Lincoln, LN2 4RD



#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**TENURE - Freehold.**

**VIEWINGS -** By prior appointment through Mundys.

#### **DIRECTIONS**

From Lincoln head North out of the City via Bunkers Hill on the A158 towards Wragby. As you enter North Greetwell take the first turning on the right on to Westfield Approach and then the next left on to Westfield Drive. Once on Westfield Drive, Westfield Avenue is a turning on the right hand side.







## LOCATION

North Greetwell is located just to the North of Lincoln with easy access to Lincoln City Centre and all its amenities. Also easy access to the A46 Lincoln Bypass

## ENTRANCE PORCH

2' 1" x 7' 11" (0.64m x 2.41m) With uPVC door and window to the front aspect, wooden flooring and glass panelled door to the Inner Hallway.

## INNER HALLWAY

With solid wooden flooring and doors leading to the Lounge, Utility/Rear Entrance, Master Bedroom, two further Bedrooms, Family Bathroom and Integral Double Garage. Airing cupboard, telephone point, two radiators and double fitted wardrobes with cupboards above with alarm control panel and panic button.



## LOUNGE

20' 0" x 12' 9" (6.1m x 3.89m) With solid wooden flooring, uPVC window to the front aspect, two radiators, open fire with Baxi Burnall grate, sandstone and granite surround and hearth and archway leading to the Dining Room.



## DINING ROOM

9' 11" x 9' 11" (3.02m x 3.02m) With solid wooden flooring, uPVC door to the conservatory, uPVC double doors to the rear garden/paved seating area, radiator and door to the Kitchen.

## CONSERVATORY

14' 6" x 8' 7" (4.42m x 2.62m) With ceramic tiled flooring and uPVC windows and double doors to the rear garden.



## KITCHEN

13' 7" x 9' 11" (4.14m x 3.02m) With uPVC window overlooking the rear garden and farmland, fitted with a range of base units and drawers with work surfaces over, ceramic sink unit and drainer with mixer tap above, integral double oven and grill, four ring gas hob with extractor fan over, spaces for a dishwasher and fridge freezer, wall mounted units with complementary tiling below and doors to the Utility Room and walk-in Pantry with power, lighting and shelving.





### UTILITY ROOM

9' 7" x 4' 9" (2.92m x 1.45m) With uPVC window and door to the Rear Porch, WC and Inner Hallway, fitted with base units with work surface over, stainless steel sink unit and drainer, space for an automatic washing machine and door to WC.

### WC

With WC, wash hand basin and uPVC window to the rear aspect.

### MASTER BEDROOM



11' 11" to front of the wardrobes x 9' 10" (3.63m x 3m) With uPVC window to the rear aspect, radiator, fitted wardrobes with storage cupboards above, panic button for alarm, telephone point and door to the En-Suite Shower Room.

### EN-SUITE SHOWER ROOM

9' 10" x 7' 7" (3m x 2.31m) With uPVC window to the side aspect, WC, wash hand basin in vanity unit, bidet, shower, shaver point, partly tiled walls and towel radiator.

### BEDROOM 2



14' 0" x 9' 11" (4.27m x 3.02m) With uPVC window to the rear aspect, radiator, fitted wardrobes with cupboards above and telephone point.

### BEDROOM 3

9' 11" (to wardrobes) x 9' 5" (3.02m (to war x 2.87m) With uPVC window to the front aspect, double built-in wardrobes with cupboards above and radiator.

### FAMILY BATHROOM

9' 10" x 7' 7" (3m x 2.31m) With uPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin in vanity unit, partly tiled walls and radiator.

### OUTSIDE

The front of the property is approached by a sweeping private driveway with mature shrubs and trees. The driveway provides ample off road parking for numerous vehicles and an area for a caravan or a motor home and gives access to the Integral Double Garage.







To the rear of the property there is a paved seating area with views over open countryside and there are steps down to an extensive lawned garden with mature shrubs and trees. There is a secluded vegetable garden, a wide range of fruit trees and soft fruit bushes.

## INTEGRAL DOUBLE GARAGE

23' 2" x 16' 2" (7.06m x 4.93m) With electric up and over door to the front aspect, uPVC window, power, lighting, work bench, door to the rear and courtesy door to the Inner Hallway.



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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. 175.8 sq. metres (1892.7 sq. feet)



**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**

**[www.mundys.net](http://www.mundys.net)**  
**[residential@mundys.net](mailto:residential@mundys.net)**  
**01522 510044**

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