



3 Weir Close, Westwoodside, DN9 2DE

- **NO UPWARD CHAIN.** This delightful 3-bedroom detached bungalow is situated on a generous corner plot and boasts a quiet Cul de sac location within the village of Westwoodside. The hard standing front garden driveway, carport and detached garage provide ample off-road parking and storage options. The rear of the property benefits from a large south facing garden which is both private and well established. The spacious sunroom leading off the lounge allows this to be enjoyed all year round. The interior is in need of some modernisation, but the property has the advantage of double glazing and gas central heating throughout. This makes it an ideal opportunity for buyers looking to put their own stamp on a home. ●
- Spacious 3-bedroom detached bungalow - Entrance Porch / Reception Hall - Dining Living Room / Sunroom / Kitchen - 3 Bedrooms / Shower Room - Hard standing front garden - Lawned rear garden - In need of sympathetic modernisation ●

Price Region: £265,000 – NOW REDUCED TO £250,000

DETACHED BUNGALOW

ENTRANCE PORCH Entrance door on the side of the property with frosted windows either side. Personal door leading into: -



RECEPTION HALL Built-in storage cupboards. Radiator.



DINING LIVING ROOM 21' 8" x 17' 10" (6.618m x 5.452m) L-shaped room with side facing patio doors leading to the garden and rear facing sliding patio doors leading into the conservatory. Living flame gas fire positioned on a marble hearth. Television point. Radiators.



SUNROOM 13' 10" x 8' 8" (4.226m x 2.646m) Brick base with triple aspect windows and rear door leading to garden and patio area. Television point. Radiator.



KITCHEN 11' 8" x 8' 3" (3.580m x 2.531m) Rear facing window and side door. Fitted base and wall units with drawers and corner display. Worktop incorporating a stainless-steel single bowl drainer sink with mixer taps. 4 ring gas hob with extractor above. Built in oven and grill and provision for whitegoods. Breakfast bar. Half tiled walls. Radiator.



BEDROOM 1 11' 3" x 10' 8" (3.445m x 3.275m) Front facing window. Extensively fitted mirror fronted wardrobe with display shelving and matching bedside drawers with display extending to overhead cupboards. Radiator



BEDROOM 2 10' 11" x 9' 11" (3.340m x 3.026m) Front facing window. Radiator.



BEDROOM 3 8' 6" x 8' 0" (2.610m x 2.443m) Side facing window. Radiator.



SHOWER ROOM 6' 2" x 5' 5" (1.884m x 1.661m) Side facing window. Vanity sink unit with cupboards under, display top and wall cupboard. Low flush WC. Corner shower cubicle. Downlights. Heated towel rail.



OUTSIDE The front garden has a hard standing surface for low maintenance and easy access to accommodate parking ideal either for a vehicle or caravan. The driveway has ample parking for at least two vehicles, leading up to the carport for shelter and ease of parking. There is a single detached garage offering additional storage or parking space. The rear lawned garden with a patio area and a feature brick raised flower bed all enclosed by a wooden fence boundary providing privacy. Outside lighting and tap.



SERVICES: Mains water, electricity, drainage, and gas
LOCAL AUTHORITY: Lincolnshire County Council
COUNCIL TAX: Band:B
TENURE: Freehold assumed
VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236