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Westfield Drive, Lincoln



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When it comes to
property it must be


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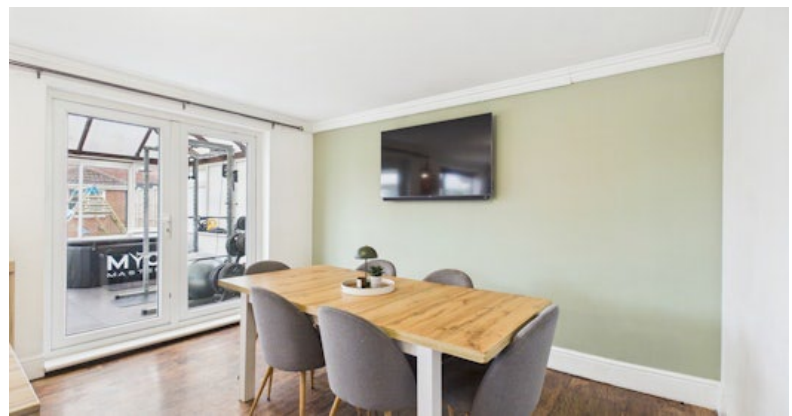
£460,000



STUNNING DETACHED FAMILY HOME. Extended & Improved, this well presented property offer spacious and flexible accommodation comprising entrance hall, lounge, kitchen diner, WC, conservatory, play room, 4 double bedrooms, ensuite and shower room. Generous Gardens, Triple Garage & Office. VIEWING ADVISED.

Key Features

- Stunning Detached Family Home
- Sought After Village Location
- Well Presented Throughout
- Spacious & Flexible Accommodation
- Generous South-Facing Garden
- Triple Garage & Office's
- EPC rating C
- Tenure: Freehold





Situated in the sought-after village of North Greetwell, just a short drive from Lincoln city centre, this substantial four-bedroom detached home offers a rare opportunity for families seeking space, comfort, and potential. Set on a generous plot, the property boasts a versatile layout with ample room for modern living. The ground floor features a spacious lounge, modern open plan kitchen dining room, a conservatory, and a versatile play room. Four double bedrooms provide comfortable accommodation, complemented by ensuite to bedroom 1 and a family shower room. Externally, the property offers a driveway leading to a detached triple garage, (with one section portioned off to an office) providing off-street parking and storage. The expansive garden, primarily laid to lawn and block paved patio, offering plenty of space for outdoor activities and gardening enthusiasts.

Situation

North Greetwell is a charming and well-connected village located just east of Lincoln. Known for its peaceful surroundings and semi-rural atmosphere, it offers the perfect balance between countryside living and city convenience. With easy access to Lincoln's vibrant centre, excellent schools, and transport links including the A46 and A158, North Greetwell is popular with families, professionals, and retirees alike. The area benefits from scenic walking routes, a close-knit community, and a range of nearby amenities, making it a highly desirable place to call home.

Entrance Hall

0.94m x 0.94m (3'1" x 3'1")

uPVC entrance door and stairs to first floor accommodation

Lounge

3.45m x 6.71m (11'4" x 22'0")

double glazed bay window to front aspect, laminate flooring, radiator, feature fire place with open fire and double glazed window to side aspect

Inner Hall

2.45m x 2.77m (8'0" x 9'1")

space for fridge freezer and wood effect flooring

Kitchen Diner

7.93m x 3.98m (26'0" x 13'1")

a range of fitted wall and base units, central island with breakfast bar, space for cooker, integrated dishwasher, worcester bosch combi boiler, stainless steel sink unit, wood effect flooring, radiator, double glazed window to rear aspect and uPVC entrance door

Conservatory

2.9m x 3.93m (9'6" x 12'11")

double glazed sliding doors, electric heater and tiled flooring

WC / Utility

1.81m x 1.25m (5'11" x 4'1")

low level WC, pedestal hand wash basin, fully tiled splash backs, wood effect flooring, radiator, utility cupboard housing space and plumbing for washing machine, and double glazed window to side aspect

Play Room

3.22m x 3.98m (10'7" x 13'1")

double glazed window to front aspect, radiator and vinyl flooring

Landing

1.63m x 2.31m (5'4" x 7'7")

radiator and roof void access

Bedroom 1

4.97m x 3.87m (16'4" x 12'8")

double glazed window to rear aspect and radiator

Ensuite

3.22m x 3.94m (10'7" x 12'11")

4 piece suite comprising low level WC, 'his & hers' pedestal hand wash basin, freestanding bath, tiled splash backs, laminate flooring, radiator and double glazed window to rear aspect

Bedroom 2

3.51m x 3.97m (11'6" x 13'0")

double glazed window to front aspect, radiator and fitted storage

Bedroom 3

3.23m x 3.98m (10'7" x 13'1")

double glazed window to front aspect and radiator

Bedroom 4

3.51m x 2.7m (11'6" x 8'11")

double glazed window to side aspect and radiator

Shower Room

2.58m x 2.32m (8'6" x 7'7")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, heated towel rail, tiled splash backs, laminate flooring and double glazed window to side aspect

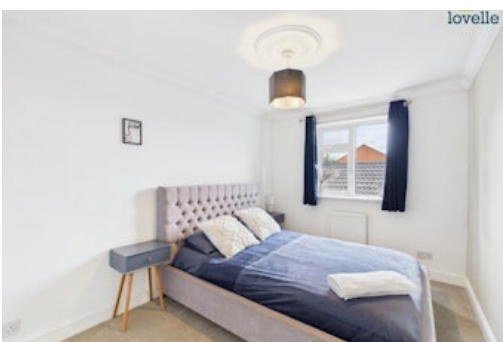
Gardens

occupying a generous plot with south facing gardens to rear. being mostly laid to lawn with block paved patio area and raised beds

Garages

8.25m x 7.44m (27'1" x 24'5")

originally a triple garage, one section has been converted (office 1). With up and over doors, power and lighting





Driveway

block paved driveway to the front of the garage providing ample off road parking for a number of vehicles

Office 1

5.06m x 3.4m (16'7" x 11'2")

uPVC entrance door, laminate flooring and double glazed window to side aspect

Office 2 / Hobby Room

2.1m x 2.87m (6'11" x 9'5")

glazed entrance door, window to side aspect and laminate flooring

Note

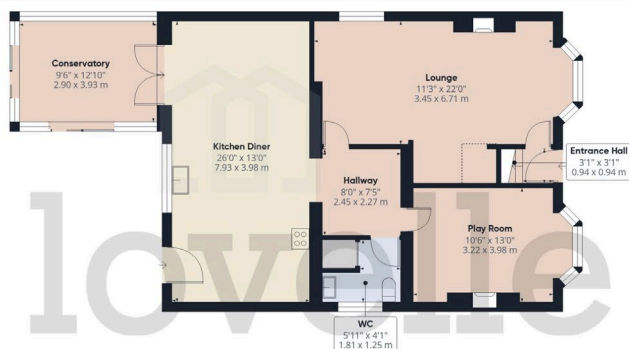
out of courtesy the Vendors would like to notify all potential buyers that there are 4 executive properties being built to the south of this property. The development is some distance away and in no way overlook this property. As part of the development a new driveway will be installed which this property will benefit from. Site Plan provided.

Agents Notes

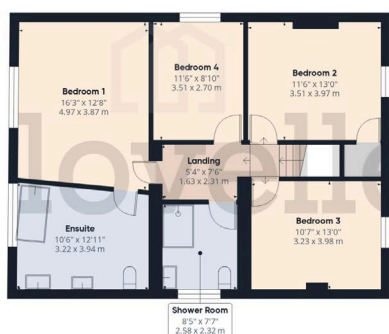
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Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

2900 ft²
269.4 m²

Reduced headroom

9 ft²
0.9 m²

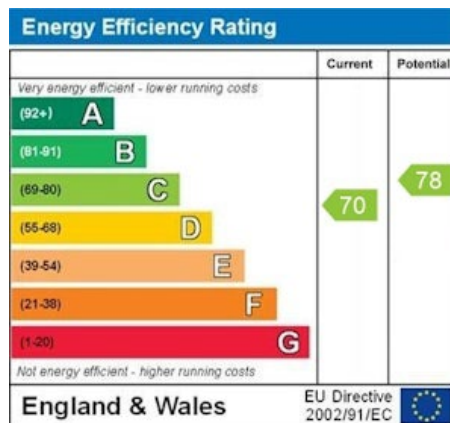
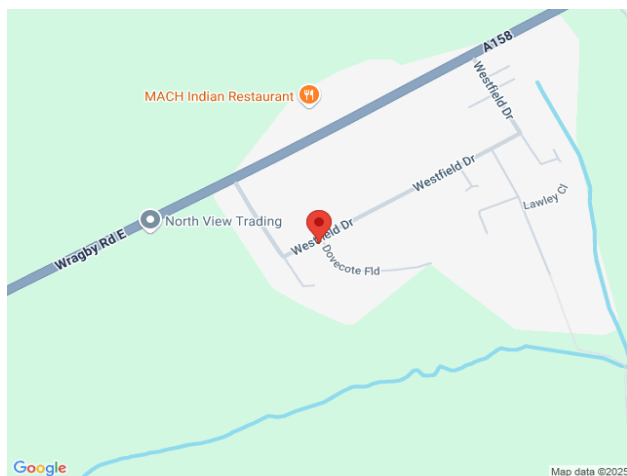
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



EU Directive
2002/91/EC

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When it comes to **property**
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