



- Detached Bungalow
- Completely Renovated
- 3 Bedrooms
- Stylish Kitchen With Appliances
- Large Rear Garden
- Off Street Parking
- New Windows & Doors Throughout
- 10 Minute Drive To Lincoln City Centre

Westfield Drive, North Greetwell, LN2 4RE,  
£240,000





Starkey&Brown are delighted to offer for sale this newly renovated 3 bedroom detached bungalow situated in the popular village of North Greetwell. Being situated 15 minute drive from Lincoln city centre the property is an ideal turn key home. Having every room renovated throughout the property also includes all new windows and doors, new heating system, pipework and gas combination boiler. Internal accommodation comprises entrance porch, a welcoming entrance hall, lounge with dual aspect windows, a recently fitted kitchen by Howdens with a range of integral appliances and low level lighting, 2 double bedrooms and the additional benefit of a third bedroom and a 3 piece family bathroom. To the rear of the property there is a generous sized garden with a patio seating area and a large lawned area. There is off streeting parking and access to a single garage. For further details contact Starkey&Brown. Council tax band: B. Freehold.



## Entrance Porch

Having composite front door entry with door leading into:

## Entrance Hall

Having loft access partially boarded, insulated no ladder), storage cupboard and access to living accommodation.

## Lounge

16' 10" x 11' 7" (5.13m x 3.53m)

Having uPVC double glazed window to front and side aspects and radiator.

## Kitchen

9' 6" x 8' 2" (2.89m x 2.49m)

Recently fitted by Howden Kitchens. Having a range of eye and base level units with low level eye lighting and quartz worktops, integral appliances such as fridge freezer, induction hob with extractor hood, integrated combination microwave, integral washing machine and dishwasher, USB power points, uPVC double glazed window to side aspect, uPVC double glazed door to rear aspect leading onto rear garden. Access to a pantry cupboard.

## Bedroom 1

10' 11" x 11' 10" (3.32m x 3.60m)

Having uPVC double glazed window to front aspect and radiator.

## Bedroom 2

12' 8" x 7' 11" min (3.86m x 2.41m)

Having double glazed window to rear aspect and radiator.

## Bedroom 3

7' 3" x 6' 0" (2.21m x 1.83m)

Having uPVC double glazed window to rear aspect and radiator.

## Bathroom

7' 2" x 5' 4" (2.18m x 1.62m)

Having panelled bath with shower headover, vanity hand wash basin unit, chrome heated hand towel rail, uPVC double glazed obscured window to rear aspect and extractor unit.

## Outside Rear

Having an enclosed garden with fenced perimeters, being mostly laid to lawn with patio seating area. Access to a single garage.

## Single Garage

7' 8" x 17' 6" (2.34m x 5.33m)

Having up and over door with a newly implemented electrics.

## Agents Note

The property comes with a brand new gas central heating combination boiler.

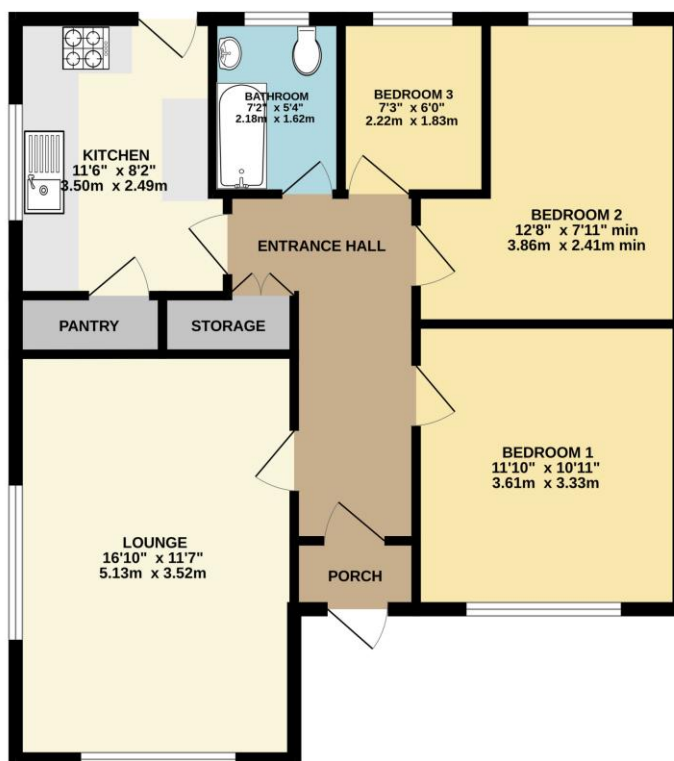
## Agents Note 2

The property has undergone a full programme of refurbishment and includes new windows and doors. New heating system including the pipework.





GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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