



- Detached Dormer Style Property
- Very Well Presented Throughout
- 5 Bedrooms & 2 Bathrooms
- 19'10" Sitting Room & 15'10" Garden Room

- Driveway & Large Outbuildings
- South-Facing Garden
- Surprisingly Spacious Throughout
- Viewing Essential!

Westfield Drive, North Greetwell, LN2 4RB,  
Offers In Region Of £360,000





Starkey&Brown are pleased to offer for sale this beautifully presented and surprisingly spacious detached home on Westfield Drive in North Greetwell, standing on a generous plot with an impressive range of outbuildings. Accommodation briefly comprises entrance porch, entrance hallway, 19'10 sitting room, separate dining room with sliding patio doors leading to 15'10 garden room and modern kitchen. There are five well proportioned bedrooms and two bathrooms - two bedrooms and shower room to the ground floor and three bedrooms and family bathroom to the first floor. Outside the property has a driveway with ample parking, large south facing garden and a range of outbuildings suitable for a wide range of different purposes. Viewing of this property is considered essential in order for it to be fully appreciated. Council tax band: D. Freehold.



### Entrance Porch

Having uPVC front entrance door, laminate wood effect flooring, radiator and door into:

### Entrance Hallway

Having laminate wood effect flooring, radiator and coved ceiling.

### Sitting Room

19' 10" x 11' 10" (6.04m x 3.60m)

Having modern log burner effect fireplace, laminate wood effect flooring, radiator, coved ceiling and stairs rising to first floor.

### Dining Room

11' 0" x 10' 0" (3.35m x 3.05m)

Having laminate wood effect flooring, radiator, coved ceiling and sliding patio door leading into garden room.

### Garden Room

15' 10" x 10' 4" (4.82m x 3.15m)

Having feature high vaulted ceiling, laminate wood effect flooring, radiator and sliding patio door leading onto garden.

### Kitchen

11' 0" x 9' 6" (3.35m x 2.89m)

Having a range of matching wall and base units, larder unit, attractive slim profile work surfacing, built-in eye level oven, induction hob with cooker hood over, space for full height fridge freezer, plumbing for washing machine, integral dishwasher, laminate wood effect flooring, radiator and uPVC door to side.

### Bedroom 4

12' 1" x 10' 0" (3.68m x 3.05m)

Having radiator and coved ceiling.

### Bedroom 5

10' 0" x 7' 8" (3.05m x 2.34m)

Having radiator and coved ceiling.

### First Floor Landing

#### Bedroom 1

11' 5" x 10' 6" (3.48m x 3.20m)

Having radiator, coved ceiling and door leading into loft space.

#### Bedroom 2

11' 5" max x 10' 6" max (3.48m x 3.20m)

Having radiator, coved ceiling and large walk-in wardrobe with hanging rails, shelving and Worcester Bosch central heating boiler.

### Shower Room

Having luxury 3 piece suite comprising large walk-in shower cubicle with mains fed shower and glass shower screen, pedestal wash hand basin with tiled splash backs, low level WC, anti-slip flooring with drainage, radiator, part tiled walls and extractor.

### Bedroom 3

10' 1" max x 7' 0" (3.07m x 2.13m)

Having radiator and coved ceiling.

### Bathroom

Having spacious 3 piece suite comprising panelled bath with handheld shower attachment and folding glass shower screen, pedestal wash hand basin, low level WC, wood effect vinyl flooring, radiator and part tiled walls and built-in storage cupboards.

### Outside Front

To the front of the property there is a gravelled garden area bordered by a variety of plants, shrubs and trees, outside lighting, concrete driveway with space for 2 vehicles, gates at both sides leading to rear garden.

### Outside Rear

To the rear of the property there is a generous sized and beautifully maintained south-facing comprising lawn with paved patio and slate bed seating areas, a variety of plants, shrubs and trees, outside lighting, cold water tap and a range of outbuildings as follows:

### Garage

32' 2" x 8' 2" (9.80m x 2.49m)

Having up and over door, power and light, pitched roof providing storage space, inspection pit, 2 frosted windows to side aspect and door leading into garden.

### Workshop

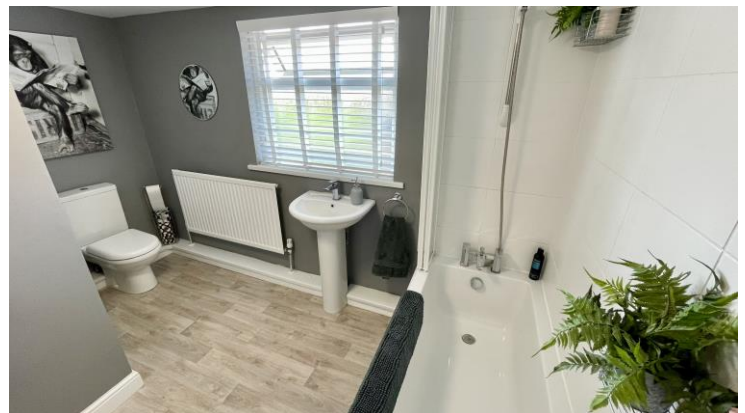
10' 5" x 8' 2" (3.17m x 2.49m)

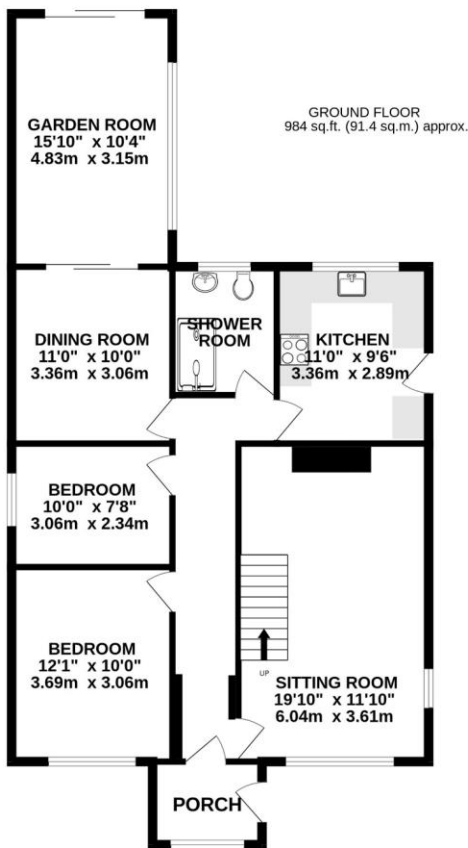
Having power and light.

### Storage Room

15' 1" x 9' 4" (4.59m x 2.84m)

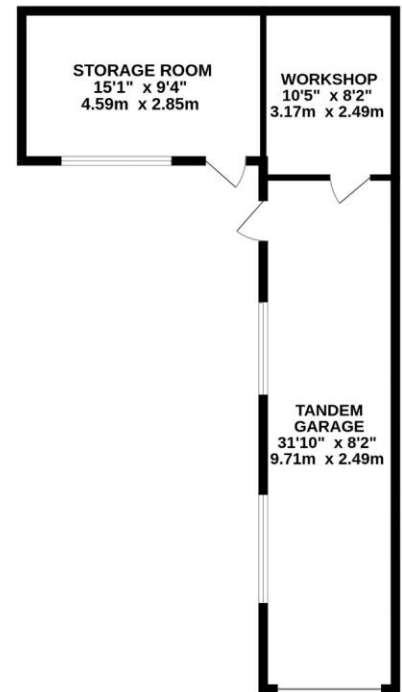
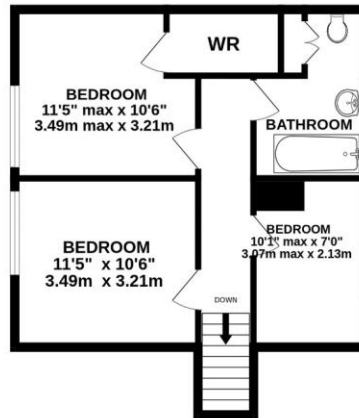
Having frosted window to front and door leading to garden.





**OUTBUILDINGS**  
489 sq.ft. (45.5 sq.m.) approx.

**1ST FLOOR**  
468 sq.ft. (43.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1941 sq.ft. (180.4 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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