



- Detached Dormer Bungalow
- Gated Drive With Garage
- 21'0" Lounge Diner
- 3 Bedrooms
- Family Bathroom
- Landscaped Garden
- Garden Room
- Call Today To View

Westfield Drive, North Greetwell, LN2 4RE,
Guide Price £270,000 - £280,000





Starkey&Brown are pleased to offer for sale this beautifully presented and spacious detached dormer bungalow on Westfield Drive in North Greetwell. The property stands on a generous plot with an impressive landscaped garden. Accommodation briefly comprises of 21'0" lounge diner, extended garden room, fully fitted kitchen, 3 generous sized bedrooms, family bathroom and garage. Outside the property has a driveway which provided ample parking for many vehicles and a garage. To the rear of the property there is a large landscaped garden perfect for hosting, the garden also features a well maintained lawn with borders and shrubs. Council tax band: B. Freehold.



Entrance Hall

Having a galleried style staircase and 2 uPVC windows to front aspect.

Lounge Diner

13' 0" x 21' 8" (3.96m x 6.60m)

Having uPVC double glazed window to front aspect and radiator.

Kitchen

8' 5" x 13' 3" (2.56m x 4.04m)

Having matching wall and base units, integral appliances such as oven, microwave, dishwasher, induction hob, radiator and extractor hood. Leading into:

Garden Room

18' 2" x 7' 5" (5.53m x 2.26m)

Being of uPVC construction and brick built base, French doors leading onto rear garden, wooden flooring and radiator.

First Floor Landing

Bedroom 1

10' 9" x 12' 0" (3.27m x 3.65m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 3

9' 9" x 9' 8" (2.97m x 2.94m)

Currently being used as a home office. Having uPVC double glazed window to rear aspect and radiator.

Family Bathroom

8' 5" x 6' 3" (2.56m x 1.90m)

Having uPVC double glazed obscured window to rear aspect, wash hand basin, low level WC, panelled bath with shower head over and radiator.

Bedroom 1

12' 6" x 10' 10" (3.81m x 3.30m)

Having uPVC double glazed window to front aspect, eaves storage and radiator.

Outside Front

To the front of the property there is a driveway providing ample parking for many vehicles and access to garage.

Outside Rear

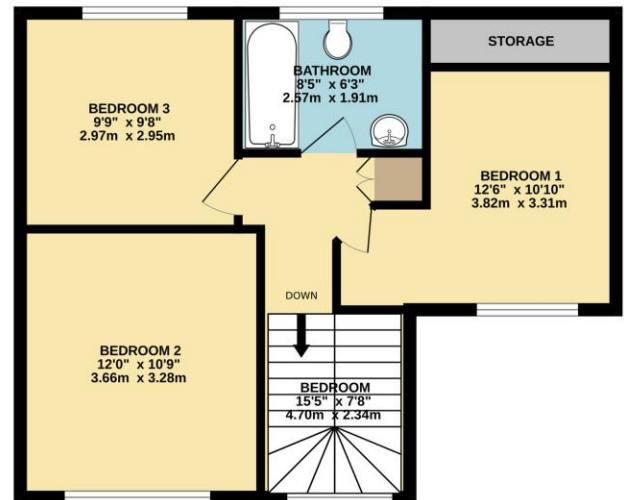
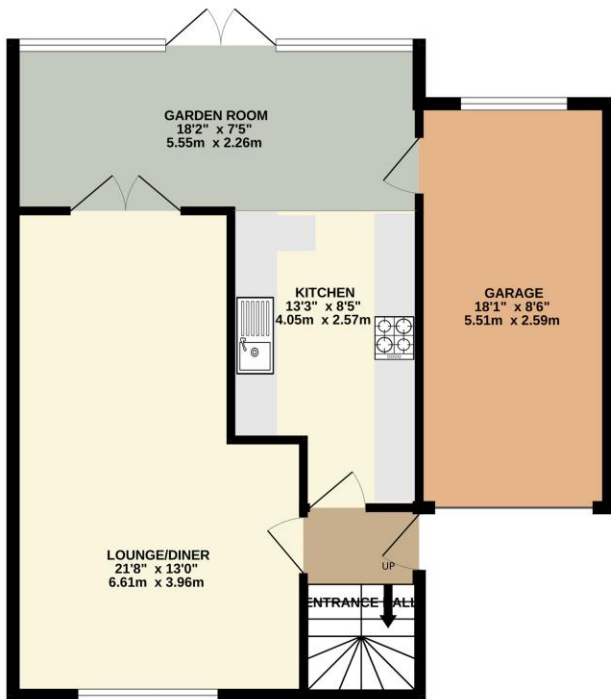
To the rear of the property there is a large landscaped garden perfect for hosting, the garden also features a well maintained lawn with borders and shrubs.





GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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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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