



50 Westfield Drive
North Greetwell, Lincoln. LN2 4RB

BELL



50 Westfield Drive North Greetwell, Lincoln

NO ONWARD CHAIN! A nicely presented, three bedroom, detached bungalow situated in the Lincoln suburb of North Greetwell, with delightful landscaped gardens to rear and wall enclosed garden to the frontage.

Accommodation comprises; entrance hall, lounge diner, kitchen, three bedrooms one with en-suite, family shower/wetroom. There are Photo Voltaic solar panels to the rear roof space.

ACCOMMODATION

Entrance Hall having uPVC leaded light obscure double glazed front entrance door, built-in broom/cloaks cupboard, built-in airing cupboard containing radiator. Coving, access to roof space. Pine style panel doors through to adjoining accommodation and glazed double doors through to:

Good sized L-shaped Lounge Diner having French doors providing access out into the south facing rear garden; coving, two radiators and wall light fittings.

Kitchen having an easterly aspect; a range of fitted kitchen base, drawer and wall units, work surface area with single drainer, one and a half bowl stainless steel sink unit inset, with space beneath for appliance. The work surface extends around the adjoining walls, a range of drawer and cupboard space beneath, space between units for a gas oven unit with cooker hood and accompanying wall cupboard space above. Space to one end for an upright fridge/freezer and a further small area of work surface to one side with room below for a slimline dishwasher, washing machine and cupboard unit over. Tiled splash back to all surface areas, electric towel rail and fluorescent lighting strip. uPVC obscure double glazed side entrance door to grounds.

Bedroom (south) having a very pleasant southerly view out over the garden; coving and radiator.





Shower/Wet room comprising an open walk-in shower area with glazed panel and tiled floor, accompanying shower fitting, wash hand basin and WC. Tiled floor, tiling to all walls to at least dado rail height and above, radiator and extractor vent.

Bedroom (northwest) with pleasant view out over the block paved driveway and the entrance onto Westfield Drive; coving and radiator.

Master Bedroom with a very pleasant northerly view out over the front of the property and it's driveway; built in wardrobe space, coving and radiator. Door through to:

En-suite Shower Room having shower cubicle with Mira shower fitting and accompanying wall tiling to full height, pedestal wash hand basin and low level WC. Tiling to walls to at least dado rail height, coving, radiator and extractor vent.

OUTSIDE

The property stands in a prominent corner plot on the junction of Westfield Drive and Greetwell Court, having a metal gateway providing good access down into the block paved driveway fronting the northern elevation of the bungalow. There are attractive flowerbed/borders containing an appealing range of mature shrubs and flowering plants.

That is an Integral **Single Garage** which at present has a uPVC leaded light double glazed panel with accompanying side entrance door which present is utilised as excellent storage with wall mounted Ideal gas central heating boiler set to one corner, lighting strip.

There are paved pathways running down both the eastern and Western elevations of the bungalow through to the rear.

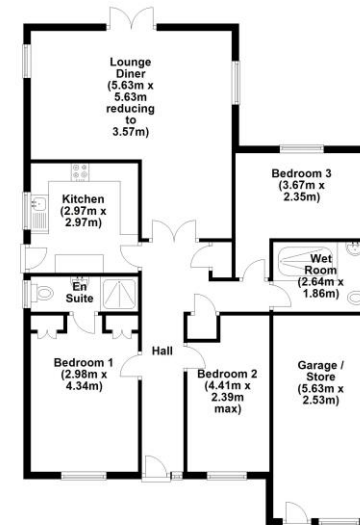
The rear garden is of good proportions and very attractively landscaped with a paved patio area adjoining the rear southern elevation of the bungalow onto the French doors of the lounge diner opens. There is a good size area formal lawn with flowerbeds and borders containing a broad range of attractive shrubs and plants. Set to the western boundary is a good size garden shed, nearby raised ornamental fishpond with aquatic plants. There are outside light fittings, power point and wash tap.

West Lindsey District Council – Tax band: C





Ground Floor
Approx. 106.0 sq. metres (1140.6 sq. feet)



Total area: approx. 106.0 sq. metres (1140.6 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plan produced using Planitrac.

ENERGY PERFORMANCE RATING: B

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office...

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