



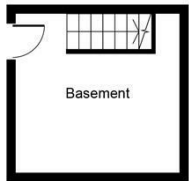
## 2 LINDWELL AVENUE GREETLAND, HX4 8AU

£280,000  
FREEHOLD

Wainhouse properties are excited to showcase this wonderful four bedroomed detached property in the sought after location of Greetland. Briefly comprising of entrance hallway, downstairs cloakroom, reception room, open plan living, kitchen and dining area. Ground floor bar. Four bedrooms' to the first floor with the master having a walk in wardrobe and house bathroom. Externally there is a paved patio to the front and side of the property with a decked seating area. Situated within close proximity to local amenities, transport link sand good schools. Viewing is essential to truly appreciate this home and the standard of quality to all fixtures and fittings. Please call the office on 01422 652317 to book your viewing.



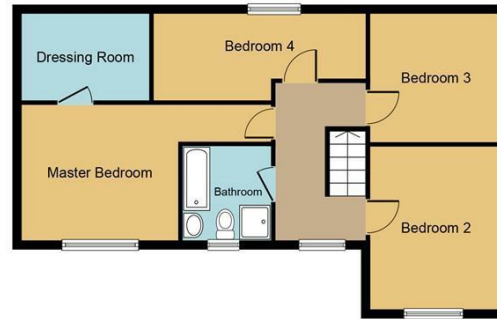
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Basement



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

76

65

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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