



Westfield Drive, North Greetwell,
Lincoln



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Freehold

£375,000



Key Features

- Extended Detached Bungalow
- Four Bedrooms
- Lounge & Family Room
- Kitchen Diner
- Two Bathrooms
- Garage, Parking & Gardens
- EPC rating D





An extended well presented Detached Bungalow giving spacious accommodation comprising of two reception rooms, kitchen diner, family bathroom, four bedrooms and further shower room. The property further benefits from having uPVC double glazing and gas central heating. The property offers a degree of privacy and is accessed via electric gates leading to a driveway, garage and parking for several vehicles with a rear garden and useful outbuilding.



Entrance

With uPVC door to front, hardwood flooring, built in cloaks cupboard and radiator.

Lounge

15'5" x 12'11" (4.7m x 3.9m)
Window to rear and radiator.

Family Room

13'1" x 10'1" (4m x 3.1m)
With uPVC french doors, tiled flooring and radiator.



Kitchen Diner

13'9" x 10'7" (4.2m x 3.2m)
Window to side, base and eye level units, worktop with one and a half bowl sink and tiled splashback, range cooker point with chimney style extractor, integrated dishwasher and radiator.

Dining Area

7'3" x 5'10" (2.2m x 1.8m)
Leading from kitchen with hardwood flooring.

Bedroom 1

12'0" x 12'0" (3.7m x 3.7m)
Window to front and radiator.

Bedroom 2

12'8" x 8'10" (3.9m x 2.7m)
Window to side and radiator.

Bedroom 3

11'6" x 8'2" (3.5m x 2.5m)
Window to side and radiator.

Bedroom 4

11'7" x 8'2" (3.5m x 2.5m)
Window to front and radiator.

Bathroom

10'1" x 8'5" (3.1m x 2.6m)
Window to side, fully tiled, shaped spa bath with shower, radiator and vanity unit with washbasin and low level wc.

Shower Room

10'0" x 5'1" (3m x 1.5m)
Window to side, radiator, fully tiled, shower cubicle, vanity unit with washbasin and low level wc.

Outside

To the front of the property there are electric gates and pedestrian gate leading to extensive gravelled parking and driveway.

Garage

Up and over door, power and light connected with side personal door.





Rear Garden

Laid to lawn with paved patio areas and enclosed by fencing.

Outbuilding

16'9" x 15'8" (5.1m x 4.8m)

Insulated, brick built outbuilding with power and lighting with the potential for further development into an annexe or Air BnB (subject to the necessary planning and building consents).

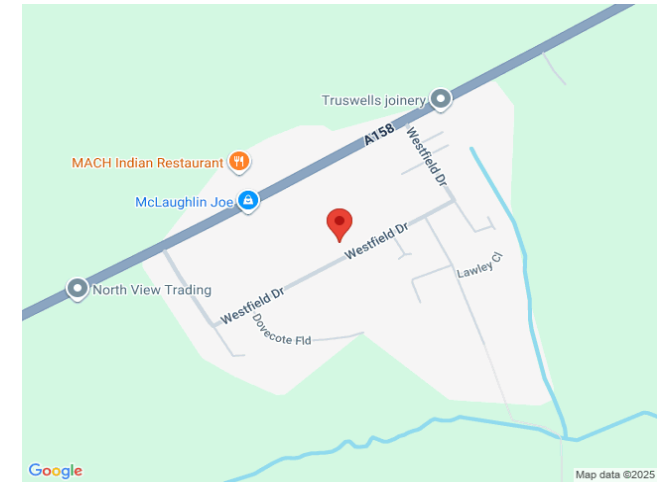
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Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk