



Westfield Approach, North Greetwell,
Lincoln



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£260,000



Key Features

- Detached Bungalow
- Three Bedrooms
- Cathedral & Field Views
- Well Presented
- Ample Parking & Garage
- Conservatory
- EPC Rating C
- Tenure: Freehold





Well presented THREE BEDROOM Detached Bungalow located in the beautiful village of North Greetwell. Ideally positioned down a private road and offering Cathedral and field views.

The accommodation on offer comprises Entrance Hall, Lounge Diner, Kitchen, Bathroom and Three Bedrooms. Outside the property to the front there is an block-paved driveway with parking for four cars leading to single garage. To the rear of the property there is an enclosed landscaped garden with patio area. The property also benefits from Gas Central Heating, uPVC Double Glazing and Solar Panels.

Porch

External door to front aspect.

Hallway

Fitted with three storage cupboard and radiator.

Kitchen/Living Room 20'1" x 19'8" (6.1m x 6m)

Windows to front and side aspect and external door to side aspect. Fitted with high and base level units with worktops over, sink with drainer, single electric oven, four burner gas hob with extractor over, space and plumbing for washing machine, space for fridge freezer, storage cupboard and radiators.

Bathroom

Windows to side aspect and fitted with panel bath with shower over, sink with drainer, wash hand basin and radiator.

Bedroom One 12'7" x 8'11" (3.8m x 2.7m)

Patio doors to rear aspect and radiator.

Bedroom Two 12'4" x 8'10" (3.8m x 2.7m)

Patio doors leading to Conservatory and radiator.

Bedroom Three 9'0" x 6'5" (2.7m x 2m)

Window to rear aspect, space for wardrobes and radiator.

Conservatory 18'4" x 9'8" (5.6m x 2.9m)

Windows to all aspects and external door to side aspect.

Outside

To the front of the property there is a block paved driveway with parking for four cars, leading to a single garage. To the rear of the property there is an enclosed landscaped garden with cathedral and field views.

Garage 15'10" x 7'7" (4.8m x 2.3m)

Electric roller door, power and lighting.

Agents Note

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GROUND FLOOR



22 WESTFIELD APPROACH, NORTH GREETWELL, LINCOLN, LN2 4RQ

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

