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Westfield Approach, North Greetwell



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Asking Price £260,000



A well-presented three-bedroom detached bungalow located on the popular Westfield Approach, offering spacious single-level accommodation, a bright lounge with views towards Lincoln Cathedral, off-road parking, garage and a low-maintenance rear garden. Sold with no onward chain.

### Key Features

- Three-bedroom detached bungalow
- Sought-after location on Westfield Approach, Lincoln
- Lounge with far-reaching views towards Lincoln Cathedral
- Kitchen diner with ample storage and worktop space
- Conservatory overlooking the rear garden
- Main bedroom with en-suite shower room
- Large driveway providing ample off-road parking
- Garage
- No onward chain





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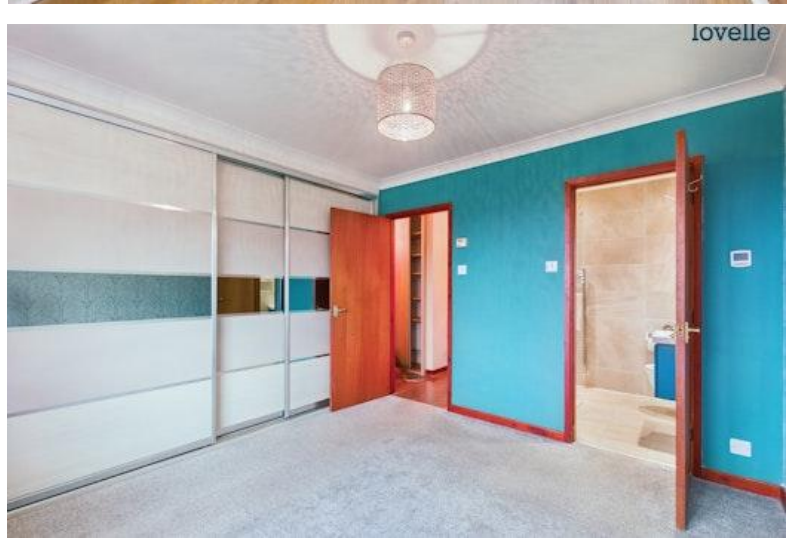
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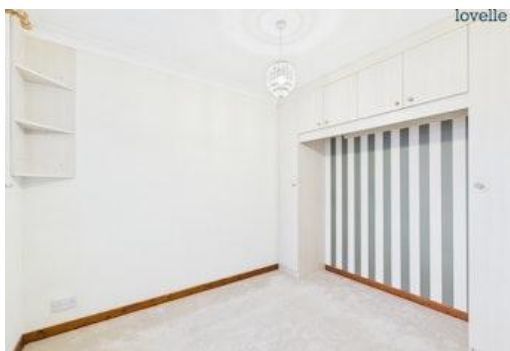
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Situated in a sought-after residential location on Westfield Approach, this well-proportioned three-bedroom detached bungalow is offered for sale with no onward chain.

The accommodation is arranged on a single level and is approached via a welcoming hallway which provides access to all principal rooms. The lounge is a generous and light-filled space, enjoying a pleasant outlook and far-reaching views towards Lincoln Cathedral, creating an impressive focal point for the home. The kitchen diner offers ample worktop and storage space and comfortably accommodates dining furniture, making it ideal for both everyday living and entertaining. This room flows seamlessly into the conservatory, which overlooks the rear garden and provides an additional reception space to enjoy throughout the year. There are three well-sized bedrooms, with the main bedroom benefiting from its own en-suite shower room. A separate family bathroom serves the remaining bedrooms.

Externally, the property features a low maintenance rear garden, ideal for those seeking easy upkeep. To the front, there is a large driveway providing ample off-road parking, leading to a single garage. This attractive bungalow is conveniently positioned for access to local amenities, transport links and the city centre, while enjoying a quiet residential setting. An early viewing is highly recommended to appreciate the space, outlook and location on offer.

### Entrance Hallway

0.86m x 5.01m (2'10" x 16'5")

Providing access to all principal rooms and offering useful storage space.

### Lounge

5.4m x 3.66m (17'8" x 12'0")

A spacious and light-filled reception room enjoying a pleasant outlook and views towards Lincoln Cathedral, creating an impressive main living space.

### Kitchen Diner

3.37m x 6.96m (11'1" x 22'10")

Fitted with a range of wall and base units with complementary work surfaces, inset sink and space for appliances. There is ample room for dining furniture, making this an ideal social space.

### Conservatory

3.72m x 3.04m (12'2" x 10'0")

Accessed from the kitchen diner and enjoying views over the rear garden, providing a versatile additional reception area.

### Bedroom One

3.38m x 3.15m (11'1" x 10'4")

A well-proportioned double bedroom benefitting from a private en-suite shower room.

### En-suite

1.7m x 1.75m (5'7" x 5'8")

Fitted with a shower enclosure, WC and wash hand basin.



## Bedroom Two

2.46m x 3.03m (8'1" x 9'11")

A further good-sized bedroom suitable for guests or family use.

## Bedroom Three

1.98m x 2.62m (6'6" x 8'7")

A versatile third bedroom, ideal as a home office, dressing room or single bedroom.

## Family Bathroom

2.28m x 1.98m (7'6" x 6'6")

Comprising a bath, WC and wash hand basin.

## Outside

To the rear is a low-maintenance garden, ideal for easy upkeep. To the front, a large driveway provides ample off-road parking and leads to a single garage.

## Agents Notes

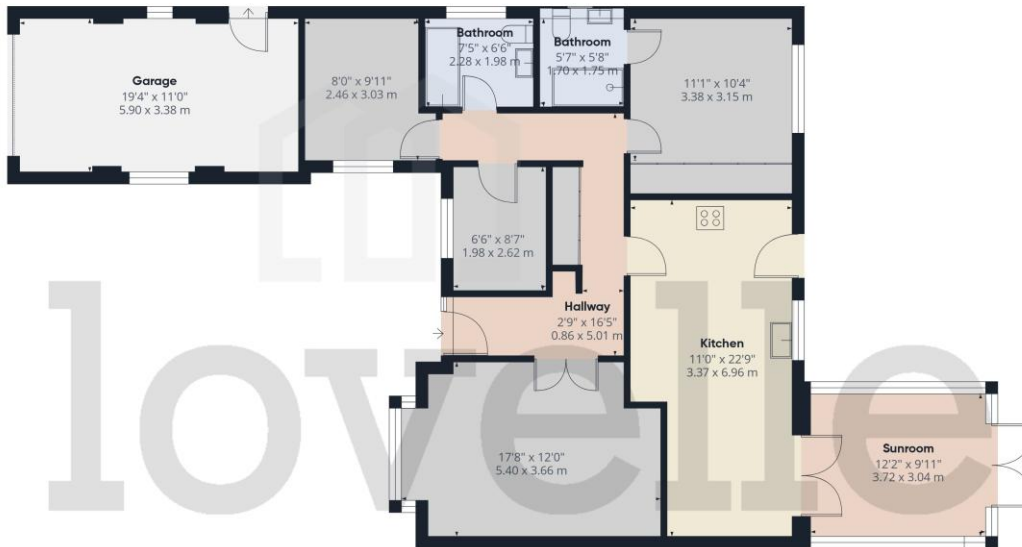
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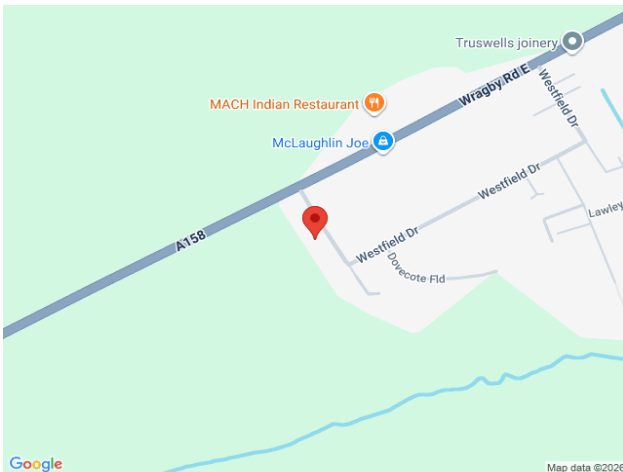


Approximate total area<sup>®</sup>  
1273 ft<sup>2</sup>  
118.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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