



**6 Lawley Close,
North Greetwell, LN2 4GA**



Book a Viewing!

Offers in the region of £375,000

Ideally positioned at the end of a quiet cul-de-sac, this immaculate and thoughtfully extended Four Bedroom Detached Family Home has been significantly enhanced by the current owners to create stylish and versatile living accommodation throughout. The beautifully presented interior comprises of a welcoming Entrance Hall, Cloakroom/WC, cosy Lounge with log burner, Study, Utility Room and a Ground Floor Bedroom, ideal for guests or multi-generational living. A standout feature of the property is the remarkable Open Plan Living Kitchen, fitted to a high specification and enjoying bifold doors opening onto the rear garden alongside an impressive roof lantern which fills the space with natural light. To the First Floor, the Landing leads to Three further well appointed Bedrooms, including a generous Principal Bedroom with En-suite Shower Room, together with a recently refitted high quality Family Bathroom. Outside, the property benefits from a low maintenance front garden and a block paved driveway providing ample off-street parking and access to the part garage. To the rear there is a beautifully landscaped enclosed garden backing onto open fields, featuring decked and patio seating areas along with an impressive timber built bar, creating an ideal space for entertaining. Viewing of this exceptional home is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

North Greetwell is located just to the north east of the historic Cathedral and University City of Lincoln. The neighbouring villages of Cherry Willingham, Reepham and Nettleham provide a range of local amenities including shops, schooling, leisure facilities and public houses and a regular bus service into Lincoln City Centre. There is also easy access to the A46 Lincoln Bypass.



ACCOMMODATION

ENTRANCE HALL

11' 1" x 8' 0" (3.38m x 2.46m) A wide and welcoming entrance hall with staircase to the first floor, understairs storage cupboard, tiled flooring with underfloor heating and radiator.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, tiled flooring, part tiled walls, chrome towel radiator and double glazed window to the front aspect.

LOUNGE

14' 9" x 11' 10" (4.51m x 3.61m) With two double glazed windows to the front aspect, log burner, laminate flooring and radiator.

OPEN PLAN LIVING KITCHEN

20' 9" x 17' 1" (6.33m x 5.23m) An impressive extended open plan living space forming the true heart of the home, featuring a beautifully refitted Kitchen with a stylish range of wall and base units and complementary work surfaces. High quality integrated appliances include an eye level Neff electric oven, microwave and warming drawer, five ring Neff induction hob, integrated fridge freezer and dishwasher. There is a sink with side drainer and mixer tap over, together with a central island incorporating a breakfast bar. Finished with tiled flooring and underfloor heating, tall radiator, spotlights, impressive roof lantern and double glazed bifold doors opening onto the rear garden.



UTILITY ROOM

12' 4" x 5' 9" (3.77m x 1.76m) With spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, radiator and tiled flooring with underfloor heating.



STUDY

5' 9" x 5' 4" (1.77m x 1.64m) With double glazed window to the rear aspect and tiled flooring with underfloor heating.

BEDROOM 4

9' 6" x 8' 3" (2.90m x 2.52m) With double glazed window to the rear aspect and radiator.

FIRST FLOOR LANDING

With double glazed window to the side aspect, storage cupboard and radiator.

BEDROOM 1

12' 3" x 10' 2" (3.74m x 3.11m) With double glazed window to the front aspect and radiator.





EN-SUITE SHOWER ROOM

4' 10" x 4' 8" (1.49m x 1.44m) Fitted with a three piece suite comprising of shower cubicle with rainfall shower head, close coupled WC and wash hand basin in a vanity style unit, tiled flooring and walls, chrome towel radiator, spotlights and double glazed window to the front aspect.

BEDROOM 2

12' 6" x 8' 0" (3.82m x 2.44m) With double glazed window to the rear aspect, storage cupboard and radiator.

BEDROOM 3

11' 11" x 7' 4" (3.64m x 2.26m) With double glazed window to the front aspect and radiator.



BATHROOM

Beautifully refitted with a stylish four piece suite comprising of a shower cubicle with rainfall shower head, contemporary corner bath, close coupled WC and wash hand basin set within a vanity unit, complemented by part tiled walls, tiled flooring, gold heated towel radiator, spotlights, wall lighting and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a block paved driveway providing ample off-street parking for multiple vehicles and giving access to the part garage, with up-and-over door to the front, light and power. The front garden is designed for low maintenance with decorative gravelled areas. To the rear there is a beautifully landscaped enclosed garden enjoying open field views, featuring decked and paved seating areas alongside gravelled sections, creating an ideal space for outdoor entertaining and relaxation. A particular feature of the garden is the impressive timber built bar with covered seating area, fitted bar, light and power, perfect for social gatherings all year round.



NOTE

Solar panels are owned, he gets a rebate of approx. £500 PA





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RCS Home Buyer Reports, call 015 22 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

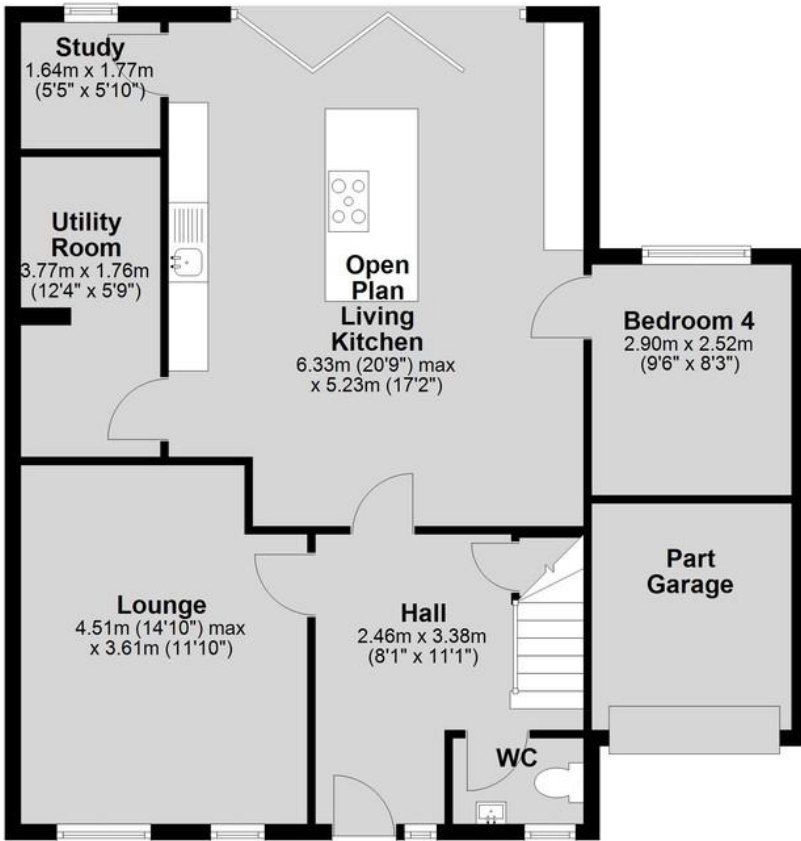
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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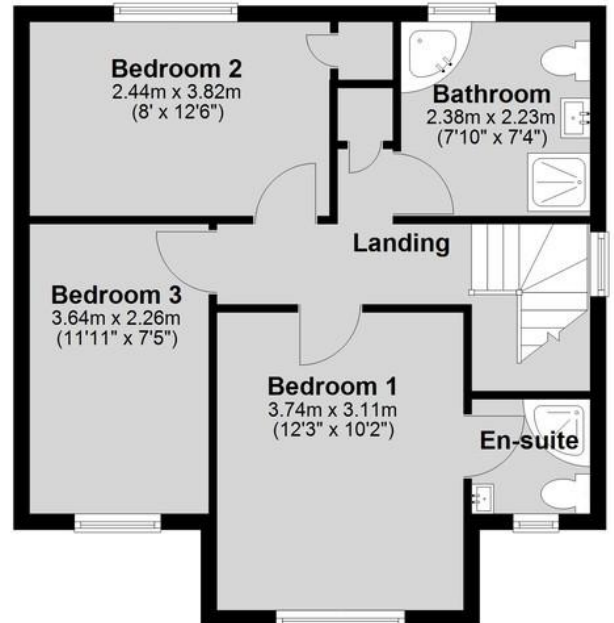
Ground Floor

Approx. 86.9 sq. metres (935.0 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



Total area: approx. 132.8 sq. metres (1429.4 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.



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