





- Extended Bungalow
- Three Versatile Reception Rooms
- Large Workshop/Outbuiling
- Popular Residential Area
- Three Bedrooms
- Bathroom & Shower Room
- Single Garge & Driveway
- Call Today To View!

Westfield Avenue, North Greetwell, LN2 4RD
£270,000

STARKEY & BROWN
YOUR LOCAL PROPERTY PEOPLE



Starkey&Brown are delighted to offer for sale this substantial and extended three-bedroom detached bungalow, situated on Westfield Avenue in the popular village of North Greetwell. Offering generous living space and excellent potential, the property would benefit from some modernisation throughout, providing an exciting opportunity for buyers looking to put their own stamp on a home and create something special. The property is accessed directly into the sitting room, with a separate lounge also positioned at the front of the bungalow, providing two individual reception rooms. A central hallway connects the three bedrooms and family bathroom, whilst the rear extension creates further versatile living space. This extended area comprises a kitchen overlooking the rear garden, a separate dining room and an additional shower room, offering flexibility for modern family living. Externally, the property enjoys a driveway extending alongside the bungalow and providing off-road parking, together with access to a single garage. To the rear is an enclosed garden, predominantly laid to lawn, along with an impressive outbuilding measuring over 23ft. This offers a wide range of potential uses, whether as a workshop, hobby space, home office or potentially further accommodation, subject to the necessary planning permissions and building regulations. The property is situated in North Greetwell, a convenient village location just outside Lincoln. A wider range of amenities can be found in nearby Lincoln, including supermarkets, independent shops, cafés, restaurants, leisure facilities and schooling for all ages. The location also provides access to the A15 and A46 road networks, making it convenient for commuting into Lincoln and travelling further afield. Council tax band: C. Freehold.











uPVC composite door leading to:

Sitting Room
8' 7" x 18' 3" (2.61m x 5.56m)
Having uPVC double-glazed windows to the front and side aspects, carpeted, a storage cupboard, and a radiator. Access to:

Lounge
12' 0" x 16' 6" (3.65m x 5.03m)
Having a uPVC double-glazed window to the front and two uPVC double-glazed windows to the side aspect, carpeted and a radiator.

Hall
Storage cupboard and loft access. Access to:

Bedroom 1
9' 8" x 12' 4" (2.94m x 3.76m)
Having a uPVC double-glazed window to the rear aspect, carpeted, and a radiator.



Bedroom 2
7' 7" x 8' 10" (2.31m x 2.69m)
Having a uPVC double-glazed window to the side aspect, carpeted, a radiator, and a built-in storage cupboard.



Bedroom 3
7' 2" x 8' 0" (2.18m x 2.44m)
Having a uPVC double-glazed window to the side aspect, carpeted, and a radiator.



Bathroom
5' 5" x 6' 2" (1.65m x 1.88m)
Three-piece suite comprising a panelled bath with hand-held shower unit, sink vanity with under storage, a low-level WC, a frosted double-glazed window to the side aspect and a radiator.

Dining Space
11' 9" x 7' 9" (3.58m x 2.36m)
Having a uPVC double-glazed window to the side aspect, laminate flooring, and a radiator. Further access to:

Second Hallway
Having a uPVC door leading to the rear aspect, tiled flooring, and a radiator. Access to:

Kitchen
11' 10" x 9' 5" (3.60m x 2.87m)
Having a range of matching wall and base units with countertops, space and plumbing for appliances, space for a free-standing oven, space for a fridge freezer, a uPVC double-glazed window to the rear and side aspects, stainless steel sink with mixer tap and tiled flooring.



Shower Room
5' 11" x 6' 2" (1.80m x 1.88m)
Three-piece suite comprising a walk-in shower cubicle, sink vanity unit with under storage, low-level WC, tiled walls and flooring, and a frosted double-glazed window to the rear aspect.

Outside Front
Concrete driveway extending to the side and a lawned area. Access to:

Garage
8' 3" x 15' 9" (2.51m x 4.80m)
Having an up-and-over door, power, and electrics.

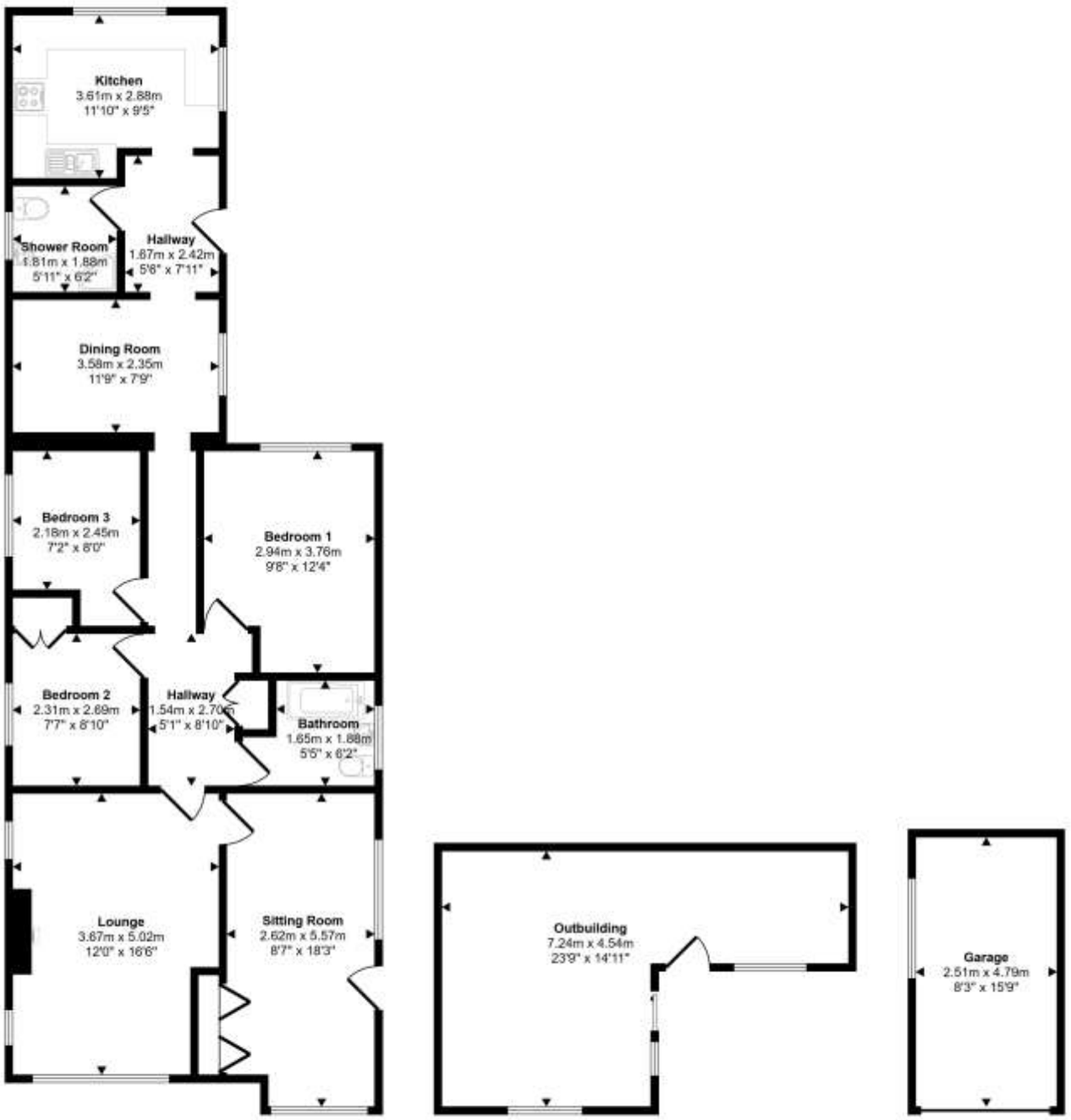
Outside Rear
Mostly laid to lawn with patio seating area, exterior sockets, fully fenced surround, outside tap, and access to the workshop.

Workshop
23' 9" x 14' 11" (7.23m x 4.54m)
Having a single glazed window to the front aspect, power and electrics.





Approx Gross Internal Area
135 sq m / 1458 sq ft



Floorplan
Approx 100 sq m / 1071 sq ft

Storage Room
Approx 24 sq m / 257 sq ft

Garage
Approx 12 sq m / 129 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk

www.starkeyandbrown.co.uk

STARKEY & BROWN
YOUR LOCAL PROPERTY PEOPLE