



- Detached Bungalow
- Shower Room & Separate WC
- Ample Parking & Garage
- Sold With No Onward Chain
- Countryside Views
- Well-Presented Throughout
- Prime Location
- Call Today To View

Westfield Approach, North Greetwell, LN2 4RQ
£240,000





Starkey&Brown are delighted to present for sale this three-bedroom detached bungalow, positioned on Westfield Approach in the sought-after village of North Greetwell. The property benefits from being sold with no onward chain and enjoys a peaceful setting with open countryside views to the rear. Accommodation comprises an entrance hall, a spacious living room with a dining area, and a fitted kitchen. A shower room, along with a separate WC, three bedrooms including two doubles and a single, all bedrooms benefit from views of the countryside. Conservatory leading to the rear, providing a lovely space to enjoy the countryside views. Externally, to the front, there is a driveway providing ample off-street parking as well as access to a garage. A private rear garden backing onto open fields offering tranquil space and privacy. The village of North Greetwell offers local amenities, green spaces, and bus links to Lincoln city centre. Council tax band: C. Freehold.



uPVC composite door leading into:

Porch

Tiled flooring. Further double-glazed window into the:

Hallway

Carpeted, coved ceiling, a storage cupboard, an airing cupboard housing an immersion tank, a boiler cupboard, and warm central heating and loft access. Further access to:

Lounge/Diner

19' 10" x 18' 10" (6.04m x 5.74m)

Having a uPVC double-glazed window to the front and side aspects, laminate flooring, a coved ceiling, a gas fireplace with a mantle, and central heating. Access to:

Kitchen

10' 5" x 8' 8" (3.17m x 2.64m)

Having a range of wall and base units with countertops, an integrated oven, a 4-ring gas hob, a stainless steel sink with mixer tap, a serving hatch to the dining area, space and plumbing for a washing machine, space for a fridge freezer, a uPVC double-glazed window to the side aspect, an extractor fan, coved ceiling, laminate flooring, warm air central heating, partial tiled walls and a uPVC composite door leading to the side.

Bedroom 1

12' 7" x 9' 2" (3.83m x 2.79m)

Having a uPVC double-glazed window to the rear aspect, carpeted, coving, and warm air central heating.

Bedroom 2

12' 5" x 8' 10" (3.78m x 2.69m)

Having a uPVC double-glazed window to the rear aspect, laminate flooring, coving, and warm air central heating.

Bedroom 3

9' 0" x 7' 0" (2.74m x 2.13m)

Having laminate flooring, warm air central heating, and French doors leading into:

Conservatory

8' 11" x 8' 6" (2.72m x 2.59m)

Having uPVC double-glazed windows to the side and rear aspects, French doors leading to the rear, and laminate flooring.

Shower Room

Corner shower cubicle, a wash hand basin with built-in under storage, a frosted double-glazed window to the side, tiled walls, and LED lighting.

Separate WC

Low-level WC and a uPVC frosted window to the side.

Outside Front

Lawned area, ample parking driveway, and access to the garage.

Garage

16' 10" x 7' 9" (5.13m x 2.36m)

Having an up-and-over door, power, and electrics.

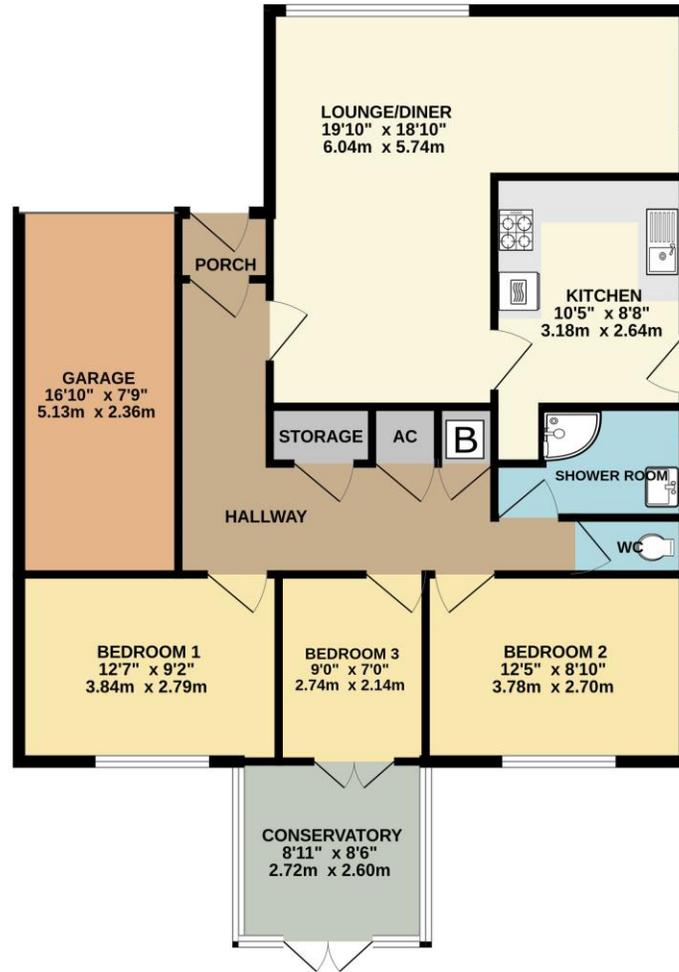
Outside Rear

Having lawned and patio areas, countryside views looking out to fields, side access to the front, outside tap, and a variety of shrubs and hedges.





GROUND FLOOR
1103 sq.ft. (102.5 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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