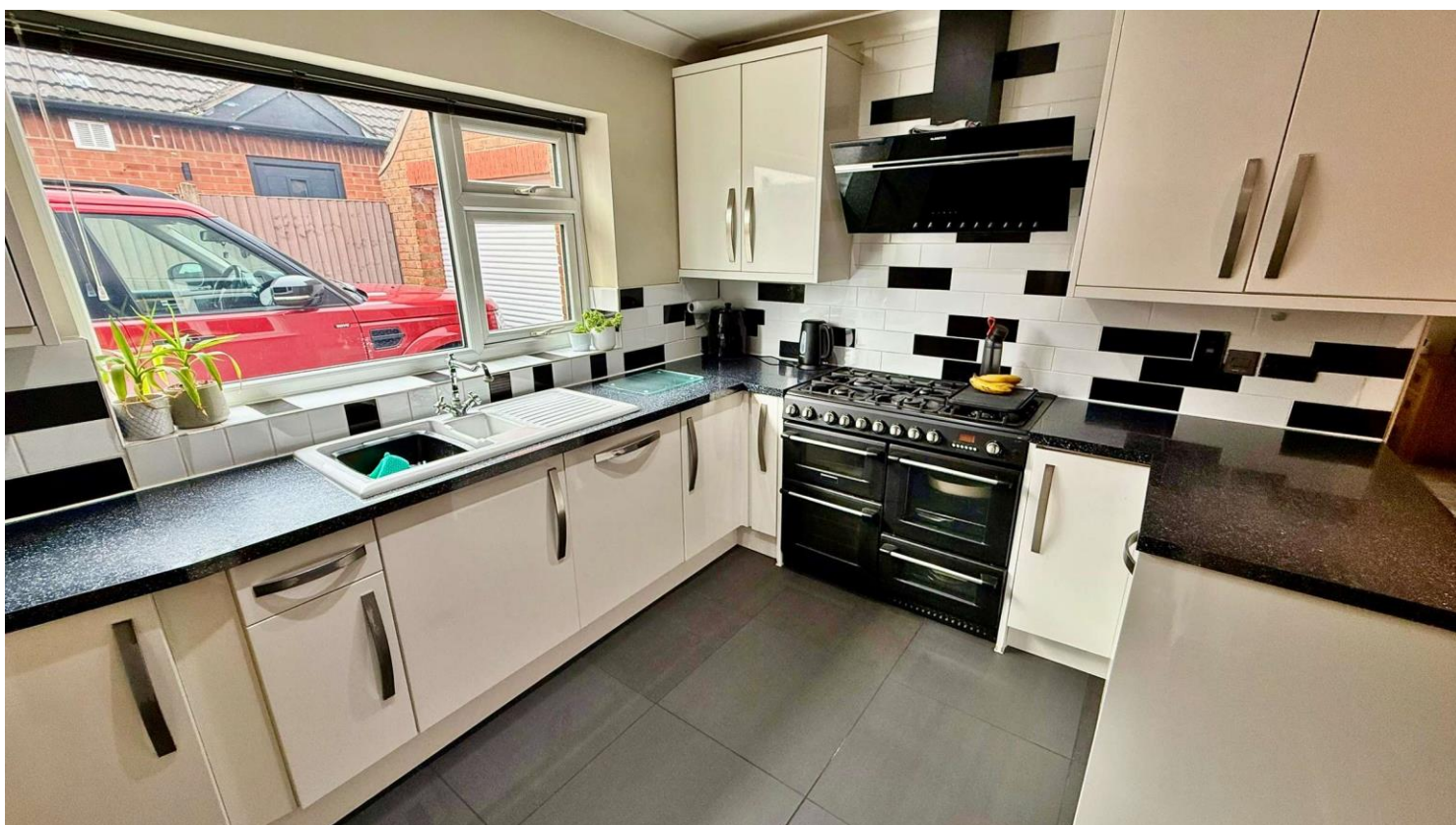


- Extended Detached Bungalow
- Very Well Presented Throughout
- Four Bedrooms & Two Bathrooms
- Spacious Living Accommodation
- Gated Driveway & Garage
- Games Room/Home Office
- Enclosed Private Rear Garden
- Call Today To View!

Westfield Drive, North Greetwell, LN2 4RE  
Guide Price £350,000 - £375,000





**EXTENDED 4 BED BUNGALOW ON A GREAT PLOT!** Starkey&Brown are pleased to offer for sale this very well presented, detached family bungalow which stands upon a generous, private plot within the village of North Greetwell. Spacious accommodation briefly comprises, entrance hallway, 15'5 sitting room, separate snug with French doors overlooking the rear garden, modern kitchen diner, four very well proportioned bedrooms, spacious family bathroom and a separate shower room. Outside the property benefits from a secure gated driveway which has space for several vehicles, a detached brick built garage, a large, fully enclosed rear garden offering an excellent degree of privacy, and an impressive brick built games room/home office suitable for various uses. In the agents opinion viewing of this property would be highly recommended in order for it to be fully appreciated. Council tax band: C. Freehold.



## Entrance Hallway

Having a uPVC front entrance door, attractive engineered oak wooden flooring, a radiator, a coved ceiling, a large cloak/storage cupboard, and access to a boarded loft with power and light, a loft ladder, and housing the central heating boiler.

## Sitting Room

15' 5" x 13' 0" (4.70m x 3.96m)

Having a radiator, a coved ceiling, and LED downlights.

## Snug

13' 2" x 10' 1" (4.01m x 3.07m)

Having a modern electric fireplace, ceramic tiled floor, a contemporary style vertical radiator, LED downlights, and French doors overlooking the rear garden.

## Kitchen Diner

20' 0" max x 10' 8" max (6.09m x 3.25m)

Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, space for a cooking range with cooker hood over, an integral dishwasher, space for an American style fridge freezer, pantry, ceramic tiled floor to kitchen area, attractive engineered oak wooden flooring to dining area, a contemporary style vertical radiator, a coved ceiling and LED downlights.

## Bedroom 1

12' 0" x 12' 0" (3.65m x 3.65m)

Having a radiator and a coved ceiling.

## Bedroom 2

12' 8" x 8' 10" min (3.86m x 2.69m)

Having a radiator, a coved ceiling, and a ceiling fan.

## Bedroom 3

11' 7" max x 8' 3" max (3.53m x 2.51m)

Having a radiator and a coved ceiling.

## Bedroom 4

11' 7" max x 8' 2" max (3.53m x 2.49m)

Having a radiator and a coved ceiling.

## Family Bathroom

Having spacious 3-piece suite comprising oversized 'P' shaped panelled Jacuzzi shower bath with mains fed rainfall shower, an additional hand held shower and glass shower screen over, wash hand basin set in vanity unit, a low-level WC with concealed cistern, ceramic tiled floor, a heated towel rail, fully tiled walls, LED downlights, an extractor and a utility cupboard with plumbing for a washing machine and space for a tumble dryer over.

## Shower Room

Having a three-piece suite comprising a tiled shower cubicle with mains fed rainfall shower, an additional hand-held shower and glass shower door, a wash hand basin set in a vanity unit, a low-level WC with concealed cistern, wood effect ceramic tiled flooring with underfloor heating, a radiator, a heated towel rail, fully tiled walls and an LED downlight.

## Outside Front

To the front of the property, there is a generous gravelled driveway offering parking and turning space for several vehicles and being accessed via remote control wooden double gates and an additional personnel gate.

## Garage

18' 10" x 9' 8" (5.74m x 2.94m)

Being of brick-built construction with a remote control roller shutter door, power and light, a pitched roof providing storage space, and a door leading to the garden.

## Outside Rear

To the rear of the property, there is a generous sized, fully enclosed garden which offers an excellent degree of privacy, being mainly laid to lawn with additional artificial turfed area, outside lighting, outside power point, personal door to garage, and access into:

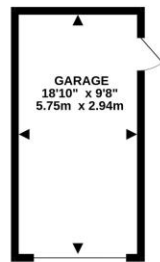
## Games Room/Home Office

Being of brick-built construction with power and light, attractive exposed brick walls, flagstone barn/counter, 2 windows, an electric wall heater, and a sliding patio door overlooking the garden.

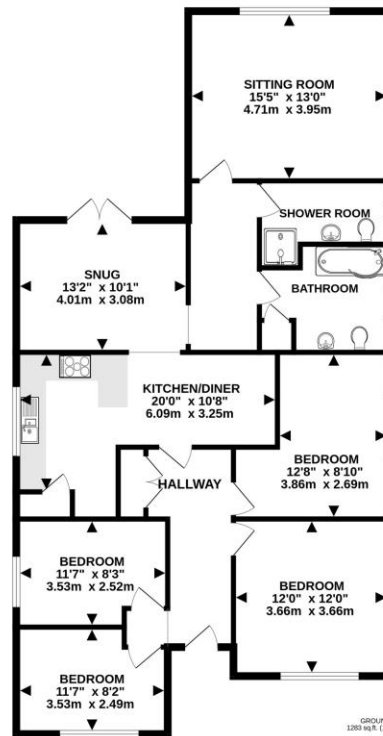




GAMES ROOM/  
HOME OFFICE  
282 sq ft. (26.2 sq.m.) approx.



GARAGE  
202 sq ft. (18.7 sq.m.) approx.



GROUND FLOOR  
1280 sq ft. (118.2 sq.m.) approx.

TOTAL FLOOR AREA: 1747 sq ft. (162.3 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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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.

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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.

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



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



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