



5 Chapel Lane

Nettleham, Lincoln, LN2 2NX

£229,950

A three bedroomed mid-cottage positioned to the centre of the popular village of Nettleham and within the conservation area. The property has internal accommodation to comprise of Inner Hallway, Lounge, Dining Room, Kitchen, Utility Area, Ground floor Bathroom and stairs leading to an area which could be utilised as a Bedroom, Studio or Home Office Space and which, in turn, gives access to a small landing and two Bedrooms. The property is stone built in parts and benefits from a new roof in 2021 using existing and reclaimed pantiles. Outside there is a courtyard garden to the front and a garden to the rear with two outbuildings. The property is being sold with No Chain and viewing is recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – C

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

From the centre of the village proceed along onto Chapel Lane, where the property can be located on the junction with Cross Street.

LOCATION

Nettleham is located approximately four miles North of Lincoln City Centre and has many attractive features such as The Beck and Village Green, around which are local shops, Co-op Superstore, public houses and other amenities. There are infant and junior schools in the village, a teacher lead nursery within Nettleham Infant School and all grades of schooling are available in Uphill Lincoln and nearby villages.



ACCOMMODATION

INNER HALLWAY

With UPVC door to the front aspect, UPVC window to the side aspect, radiator, doors to the lounge and dining and stairs to the first floor landing.

LOUNGE

14' 4" x 12' 3" (4.38m x 3.75m), with UPVC windows to the front and side aspects, wall mounted electric fire and radiator.

DINING ROOM

9' 11" x 10' 7" (3.03m x 3.24m), with radiator, fitted cupboard and opening into the kitchen.

KITCHEN

7' 10" x 15' 11" (2.39m x 4.86m), with UPVC window to the rear aspect, door to the utility area, fitted with a range of base units and drawers with work surfaces over, sink unit and spaces for a fridge and cooker.

UTILITY AREA

3' 5" x 7' 8" (1.06m x 2.35m), with UPVC door to the side aspect, doors to the kitchen and bathroom, a wall mounted gas central heating boiler and space for a washing machine.

BATHROOM

6' 0" x 8' 7" (1.84m x 2.63m), with two UPVC windows to the rear aspect, suite to comprise of bath, WC and wash hand basin, radiator and partly tiled walls.



STAIRS TO THE FIRST FLOOR

BEDROOM AREA

9' 10" x 15' 11" (3.01m x 4.86m), with two UPVC windows to the rear aspect, radiator, fitted cupboard and access to a landing area.

LANDING AREA

With doors to two bedrooms.

BEDROOM

8' 9" x 12' 7" (2.67m x 3.86m), with UPVC window to the side aspect and radiator.

BEDROOM

7' 8" x 10' 4" (2.34m x 3.15m), with UPVC windows to the front and side aspects, radiator and fitted cupboard.



OUTSIDE

There is a courtyard garden to the front with gated access and a path to the front door. To the rear of the property there is a lawned garden with flowerbeds, paved seating area and two brick built outbuildings.





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 and Co, Bridge McFarland and Home Property Lawyers 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.

Westaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

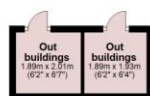
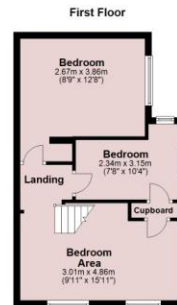
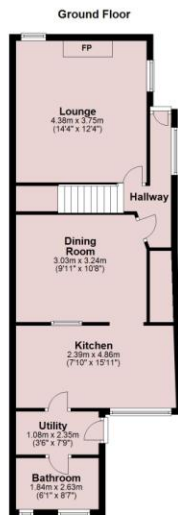
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

- NOTE**
1. None of the 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 are 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



For illustration purposes only
Plan produced using Planip

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

