



## 6 Larch Avenue

Nettleham, Lincoln, LN2 2GB

### Offers In the Region Of £499,950

A much improved and extended five bedroom executive family home in the popular village of Nettleham, located to the North of the Cathedral City of Lincoln. Having had just one loving owner since being newly built, the property has immaculate accommodation comprising of Hall, Lounge, Dining Room, fitted Breakfast Kitchen, fantastic Garden Room, Utility Room, Cloakroom/WC, Office, Study, Studio, First Floor Landing, Master Bedroom Suite with walk-in wardrobe and luxury five piece En-Suite Shower Room, four further bedrooms, a second En-Suite Bathroom and Family Shower Room. Outside there is a 1½ Garage, a driveway providing off-street parking for multiple vehicles and enclosed rear gardens. Viewing is essential to appreciate the space and quality of accommodation on offer.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – D**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**DIRECTIONS**

Leave Lincoln North on the A158 towards Nettleham, turn left onto Lodge Lane and then turn right onto Sudbrooke Lane. Turn left immediately onto Larch Avenue where the property is located on the right hand side.

**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

### HALL

With staircase to First Floor, understairs storage cupboard, radiator and laminate flooring.

### LOUNGE

23' 7" x 12' 9" (7.2m x 3.91m), with double glazed French doors and double glazed sliding patio doors to the rear garden, stove in feature fireplace, solid wood flooring and three radiators.

### DINING ROOM

13' 10" x 10' 0" (4.24m x 3.05m), with triple glazed window to the front aspect, built-in bookcases, radiator and solid wood flooring.



### BREAKFAST KITCHEN

19' 3" (max) x 17' 0" (max) (5.87m x 5.18m), an impressive Breakfast Kitchen fitted with a range of wall and base units with work surfaces over, undermount 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher, electric oven, microwave, coffee machine, electric hob with extractor fan, space for an American fridge freezer, tiled flooring, tiled splashbacks, central island with base units underneath, spotlights, three radiators and double glazed window to the side aspect.

### GARDEN ROOM

16' 0" x 15' 9" (4.9m x 4.81m), with double glazed French doors to the side and rear aspects, double glazed windows to all aspects, tiled flooring, spotlights and beams.



### UTILITY ROOM

6' 7" x 5' 2" (2.01m x 1.58m), fitted with wall units, spaces for a washing machine and tumble dryer, double glazed door to the side aspect, Worcester Bosch gas-fired central heating combi boiler and laminate flooring.

### CLOAKROOM/WC

6' 7" x 3' 0" (2.02m x 0.92m), with close coupled WC, wash hand basin in a vanity unit, laminate flooring, tiled splashbacks, chrome towel radiator and double glazed window to the side aspect.

### STUDY

10' 4" x 8' 0" (3.17m x 2.46m), with triple glazed window to the side aspect, radiator and spotlights.

### OFFICE

8' 6" x 4' 5" (2.61m x 1.35m), ideal as an Office or Hobby Room, with double glazed window to the side aspect, radiator and laminate flooring.

### STUDIO

8' 3" x 6' 2" (2.52m x 1.89m), with double glazed door to the side aspect.

### FIRST FLOOR LANDING

With loft access point and radiator.

### MASTER BEDROOM

22' 8" (max) x 15' 11" (max) (6.91m x 4.85m), with two double glazed windows to the side aspect, a range of fitted drawers, dressing table, two radiators and spotlights.





**WALK-IN WARDROBE**

Fitted with hanging space and storage shelving.

**LUXURY EN SUITE BATHROOM**

10' 7" x 10' 4" (3.24m x 3.17m), fitted with a five piece suite comprising of walk-in shower, freestanding bath, wash hand basin in vanity unit, close coupled WC and bidet, part-tiled walls, tiled flooring, spotlights, radiator, chrome towel radiator and two Velux windows.

**BEDROOM 2**

15' 1" x 10' 6" (4.62m x 3.21m), with double glazed window to the rear aspect and radiator.

**EN SUITE BATHROOM**

8' 2" x 5' 9" (2.51m x 1.76m), fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, part-tiled walls, laminate flooring and radiator.

**BEDROOM 3**

19' 6" x 9' 4" (5.95m x 2.87m), with two double glazed windows to the rear aspect and two radiators.

**BEDROOM 4**

14' 9" x 9' 3" (4.52m x 2.82m), with two double glazed windows to the front aspect and radiator.

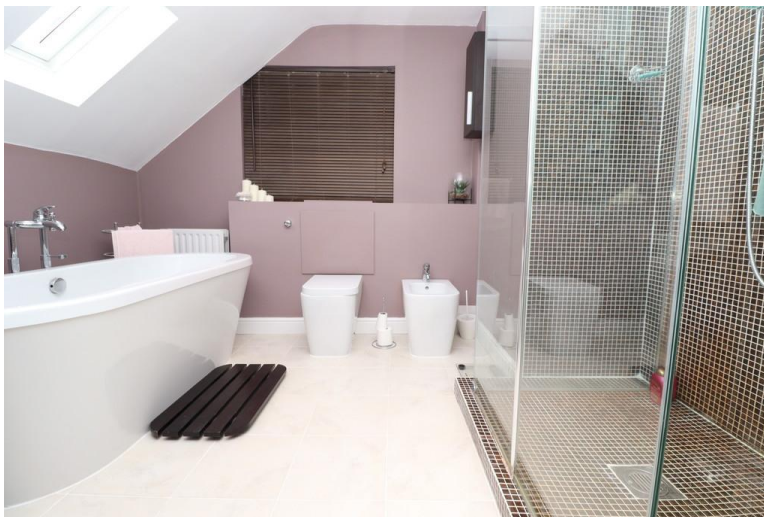
**BEDROOM 5**

10' 11" x 6' 10" (3.35m x 2.10m), with double glazed window to the rear aspect and radiator.



**SHOWER ROOM**

8' 8" x 6' 10" (2.65m x 2.10m), fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in vanity unit, towel radiator, part-tiled walls, laminate flooring, spotlights and double glazed window to the front aspect.



**OUTSIDE**

To the front of the property there is a lawned garden and a spacious tarmac driveway providing off-street parking for multiple vehicles and access to the Garage. To the rear of the property there is an established enclosed garden laid mainly to lawn with a decked seating area, Summer House and mature shrubs.

**GARAGE**

With up and over door to the side aspect, light, power and internal personal door.





**WEBSITE**

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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.

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**GETTING A MORTGAGE**

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**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:

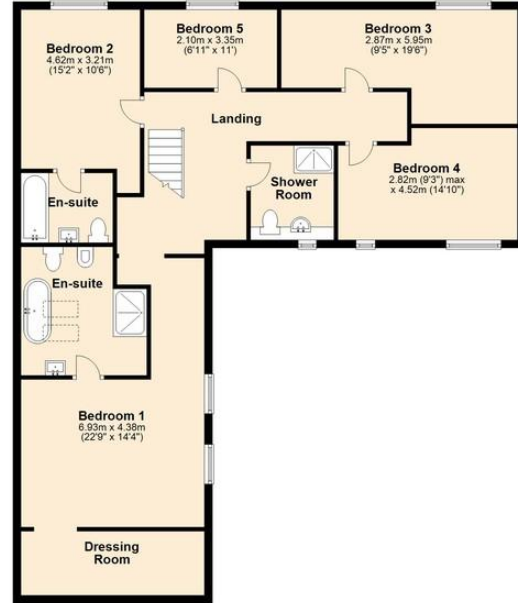
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**Ground Floor**  
Approx: 148.9 sq. metres (1603.0 sq. feet)



**First Floor**  
Approx: 112.5 sq. metres (1210.9 sq. feet)



Total area: approx. 261.4 sq. metres (2813.9 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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