



10 Willowfield Avenue
Nettleham, Lincoln, LN2 2TH



Book a Viewing!

£299,950

An extended three bedroom detached house in the popular village of Nettleham, to the North of the Cathedral City of Lincoln. The internal accommodation comprises of Hall, Cloakroom/WC, Lounge, Dining Room, fitted Breakfast Kitchen with underfloor heating, First Floor Landing, three Bedrooms, a spacious Dressing Room to the Master Bedroom and a newly fitted Shower Room. Outside there is a block paved driveway, Single Garage and a large mature rear garden. This property benefits from no onward chain and viewing is highly recommended.





SERVICES

All mains services available. Gas central heating. Underfloor heating to the Kitchen.

EPC RATING – D

COUNCIL TAX BAND – C

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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.



DIRECTIONS

Head out of Lincoln along the A46 towards Market Rasen and take the first right hand turning into the village of Nettleham along Washdyke Lane. Proceed along Washdyke Lane onto the High Street which leads onto Sudbrooke Lane. Turn left onto Brookfield Avenue and then immediately left again onto Willowfield Avenue where the property is located.

HALL

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

LOUNGE

20' 5" x 10' 2" (6.23m x 3.10m), with double glazed window to the front aspect, gas fire in a decorative brick fireplace and radiator.

DINING ROOM

10' 0" x 7' 11" (3.07m x 2.42m), with double glazed window to the rear aspect and radiator.

BREAKFAST KITCHEN

19' 6" x 8' 3" (5.96m x 2.54m), fitted with a range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, integrated Neff appliances including a washing machine, dishwasher, fridge freezer, eye-level electric oven and gas hob with extractor fan over, underfloor heating, double glazed window to the side aspect, Velux window, double glazed French doors to the rear garden, spotlights, tiled flooring and tiled splashbacks.



CLOAKROOM/WC

With close coupled WC, double glazed window and tiled walls.

FIRST FLOOR LANDING

With double glazed window to the front aspect.

BEDROOM 1

11' 2" x 9' 8" (3.42m x 2.97m), with radiator.

DRESSING ROOM

10' 5" x 9' 8" (3.19m x 2.97m), fitted with a range of wardrobes, drawers, cupboards and a dressing table, double glazed window to the rear aspect and radiator.



BEDROOM 2

10' 4" x 10' 1" (3.17m x 3.09m), with double glazed window to the front aspect and radiator.

BEDROOM 3

8' 11" x 6' 5" (2.73m x 1.98m), with double glazed window to the rear aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle with electric shower, wash hand basin and close coupled WC in a vanity unit, chrome towel radiator, medicine cabinet, tiled walls and double glazed window to the side aspect.





OUTSIDE

To the front of the property there is a lawned garden and a block paved driveway providing off-street parking for multiple vehicles and access to the Single Garage.

To the rear of the property there is a large private garden laid mainly to lawn with an abundance of mature shrubs, herbs, fruit trees and flowerbeds, a block paved patio seating area and a shed.

SINGLE GARAGE

With electric roller door, side personal door, light and power.

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, B Ridge McFarland, Dale & Co, Bird & Co and Gilson Gray 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, J Walter and Callum Lyman 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.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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.

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:

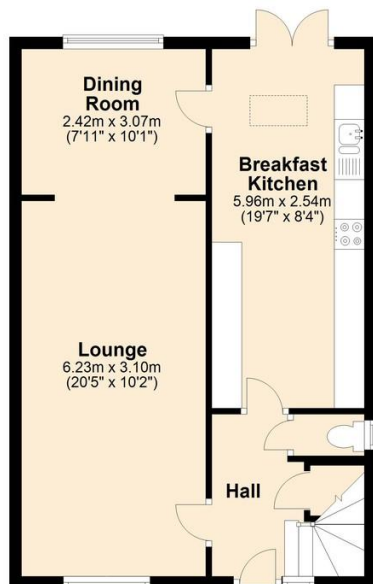
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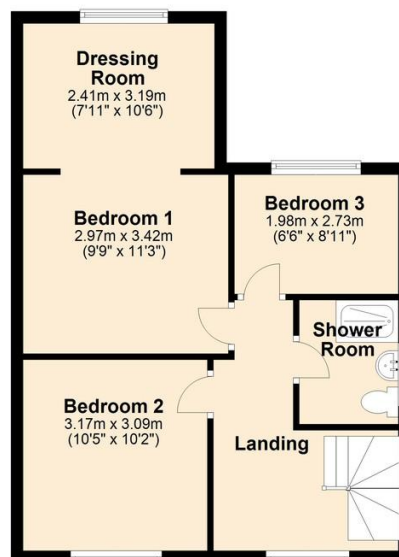
Ground Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.7 sq. feet)



Total area: approx. 97.4 sq. metres (1048.2 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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

