



## Halfway House, Lincoln Road

Nettleham, Lincoln, LN2 2NE

**£275,000**

A well-presented three bedroom detached character cottage positioned in this popular village location of Nettleham. The property sits on a larger than average plot with an extensive garden to the rear and off-street parking. The internal accommodation briefly comprises of Lounge, Dining Room, Kitchen, Utility Room, Conservatory, First Floor Landing, three Bedrooms and a Bathroom. Outside there is a larger than average garden with mature shrubs, trees and an attached Workshop which could be easily converted to further accommodation (subject to the necessary consents).





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – E**

**COUNCIL TAX BAND – B**

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

**TENURE –** Freehold.

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

**DIRECTIONS**

Heading out of Lincoln on the A46, take the first right hand turn onto Washdyke Lane and the property is the first house on the right hand side identified by the Mundys For Sale Board.

**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, public houses and other amenities. There are infant and junior schools in the village, a teacher led nursery within Nettleham Infant School and all grades of schooling are available in Uphill Lincoln and nearby villages.



#### CONSERVATORY

8' 3" x 13' 6" (2.53m x 4.13m), with UPVC windows and door to the rear garden, window and door leading to the Kitchen and tiled flooring.

#### KITCHEN

9' 0" x 13' 6" (2.76m x 4.13m), with archway and steps leading to the Dining Room, steps down to the Utility Room, doorway to the stairs rising to the First Floor Landing, tiled flooring, fitted with base units and drawers with wooden work surfaces over, ceramic sink and drainer with mixer tap over, integral oven, four ring electric hob with extraction above, spaces for dishwasher, fridge and freezer and wall-mounted cupboards.

#### UTILITY ROOM

8' 10" x 9' 8" (2.71m x 2.96m), with fitted storage cupboard and window to the rear aspect.

#### DINING ROOM

13' 2" x 13' 6" (4.02m x 4.13m), with UPVC window and door to the front aspect, beams to the ceiling, decorative stone fireplace, radiator and door to the Lounge.

#### LOUNGE

12' 8" x 12' 5" (3.87m x 3.80m), with UPVC window to the front aspect, beams to the ceiling, exposed brick fireplace with log burner and radiator.

#### LANDING

Giving access to three Bedrooms and the Bathroom.



#### BEDROOM 1

12' 11" x 13' 6" (3.94m x 4.13m), with UPVC window to the front aspect, radiator and a range of fitted bedroom furniture.

#### BEDROOM 2

13' 1" x 12' 5" (4.01m x 3.80m), with UPVC window to the front aspect, radiator, decorative fireplace and fitted cupboard.

#### BEDROOM 3

8' 11" x 9' 7" (2.74m x 2.93m), with UPVC window to the side aspect and radiator.



#### BATHROOM

6' 7" x 12' 9" (2.03m x 3.89m), with UPVC window to the side aspect, suite comprising of bath, WC and wash hand basin, towel radiator and loft storage.



#### OUTSIDE

Outside there is off-street parking and an extensive lawned garden to the rear with mature shrubs, trees and flowerbeds.

#### WORKSHOP

12' 0" x 14' 2" (3.67m x 4.33m), with door to the rear aspect, power and lighting.



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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.

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**NOTE**

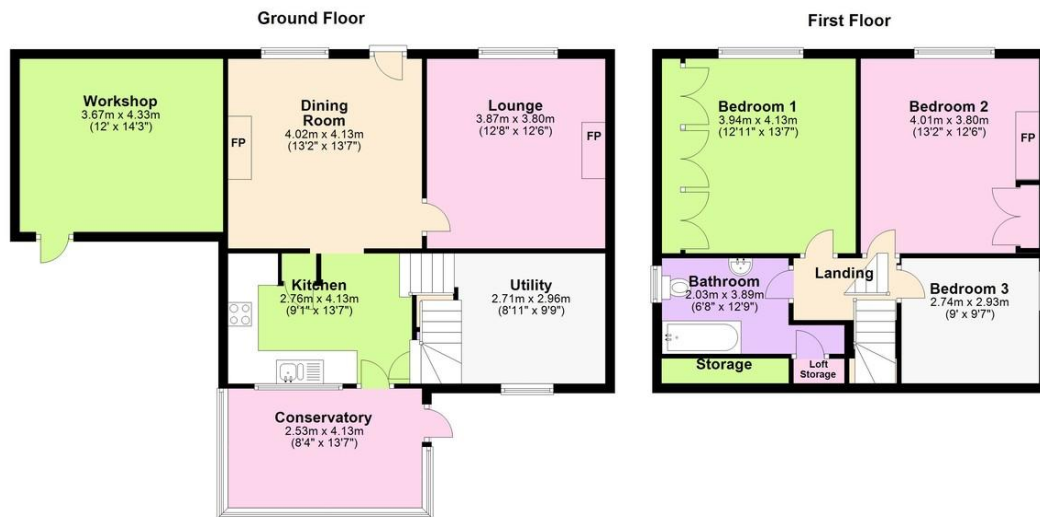
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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