



## 61 Sudbrooke Lane

Nettleham, Lincoln, LN2 2RW

**£259,950**

A two bedroom double bay-fronted detached dormer bungalow situated on a generous non-estate plot in the ever popular village of Nettleham, to the North of the Cathedral City of Lincoln. The property has internal accommodation comprising of Porch, Hall, Lounge, Dining Room, Fitted Kitchen, two Double Bedrooms and a Shower Room. Outside there are pleasant Front and Rear Gardens, a block paved Driveway and a detached Single Garage. The property benefits from No Onward Chain and viewing is highly recommended.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – F**

**COUNCIL TAX BAND – B**

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

**TENURE –** Freehold.

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

**DIRECTIONS**

Leaving Lincoln North on the A158 towards Nettleham, turn left onto Lodge Lane, then turn right onto Sudbrooke Lane at the bend and the property can be located on the left 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, 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.





## ACCOMMODATION

### PORCH

With laminate flooring.

### HALL

With laminate flooring and radiator.

### LOUNGE

15' 0" x 12' 4" (4.58m x 3.76m), with double glazed bay window to the front aspect, gas fire, laminate flooring and radiator.

### KITCHEN

11' 8" x 9' 0" (3.56m x 2.76m), fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, spaces for a cooker, washing machine and fridge freezer, tiled flooring, tiled splashbacks, airing cupboard, spotlights, double glazed window to the rear aspect and door to the Rear Garden.

### DINING ROOM

10' 7" x 10' 6" (3.25m x 3.22m), with double glazed sliding doors to the Rear Garden, radiator and staircase to the First Floor.

### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls and double glazed window to the rear aspect.

### FIRST FLOOR LANDING

With double glazed window to the rear aspect.

### BEDROOM 2

16' 6 (max)" x 13' 5 (max)" (5.03m x 4.09m), with double glazed windows to the front and rear aspects, under eaves storage, laminate flooring and radiator.

### OUTSIDE

The property is set back by a lawned Front Garden with mature shrubs and a block paved Driveway to the side providing off-street parking for multiple vehicles and giving access to the detached Single Garage. To the rear there is a private and enclosed Rear Garden laid mainly to lawn with a patio seating area and mature shrubs.





**WEBSITE**

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 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.

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**

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**

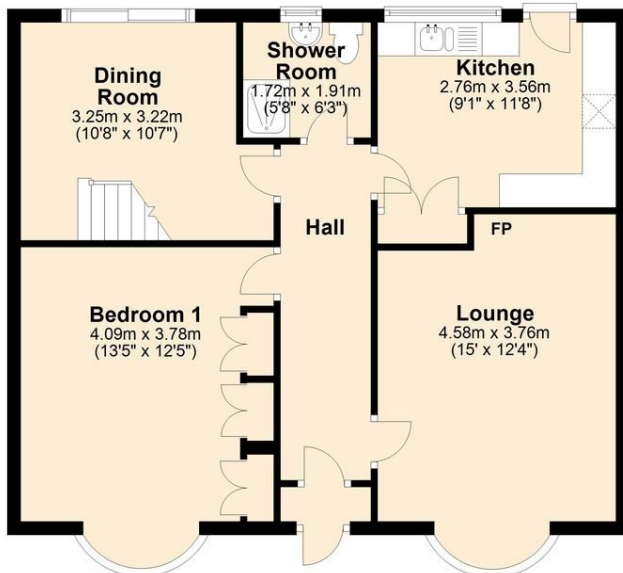
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**Ground Floor**

Approx. 67.7 sq. metres (729.1 sq. feet)



**First Floor**

Approx. 17.0 sq. metres (183.4 sq. feet)



Total area: approx. 84.8 sq. metres (912.5 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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