



**36 Kingsway**

**Nettleham, Lincoln, LN2 2QA**

**£455,000**

A much-loved and thoughtfully extended four bedroom detached house, situated in a prestigious position within the sought-after village of Nettleham. The property has well-presented accommodation comprising of Reception Porch, Hall, Lounge, Dining Room, Sitting Room, Study/Playroom, fitted Kitchen, Breakfast Room and a galleried First Floor Landing leading to four Double Bedrooms, Master En-Suite Shower Room and Family Bathroom. Outside there are well-maintained Front and Rear Gardens, a Driveway for multiple vehicles and an integral Single Garage. Viewing of the property is highly recommended to appreciate the spacious 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**

Heading out of Lincoln on the A46 towards Market Rasen, take the first right hand turn onto Washdyke Lane and then turn left onto Kingsway 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, 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

### RECEPTION PORCH

18' 3" x 4' 11" (5.58m x 1.52m) , with double glazed windows to the front and side aspects overlooking the Front Garden and radiator.

### HALL

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

### CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin, part-tiled walls and alarm control panel.



### LOUNGE

17' 3" x 10' 8" (5.27m x 3.32m), with internal window to the front aspect, sliding doors to the Dining Room, gas fire within feature fireplace and radiator.

### DINING ROOM

15' 9" x 11' 1" (4.81m x 3.39m), with double glazed window to the rear aspect, sliding doors to the Sitting Room and radiator.

### SITTING ROOM

13' 9" x 11' 0" (4.21m x 3.37m), with double glazed sliding doors to the Rear Garden, Velux skylight window, internal window and radiator.



### STUDY

13' 10" x 11' 10" (4.23m x 3.63m), a versatile room currently used as a Study but could be utilised as a Playroom or downstairs fifth Bedroom, with double glazed window to the front aspect and radiator.

### KITCHEN

11' 10" x 9' 2" (3.63m x 2.80m), fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, tiled splashbacks, low-level gas hob, eye-level double electric oven, space for a fridge, internal window, pantry cupboard and radiator.



### BREAKFAST ROOM

17' 8" x 7' 6" (5.41m x 2.30m), fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, tiled splashbacks, spaces for a washing machine and dishwasher, internal door to the Garage, double glazed door to the Rear Garden, double glazed window to the rear aspect and radiator.

### FIRST FLOOR GALLERIED LANDING

With double glazed window to the front aspect, loft access point and radiator.



#### BEDROOM 1

15' 9 (max)" x 10' 11 (max)" (4.8m x 3.33m), with double glazed windows to the rear and side aspects, fitted double wardrobe, bedside tables, chest of drawers and radiator.

#### EN SUITE SHOWER ROOM

7' 8" x 4' 7" (2.34m x 1.41m), fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, part-tiled walls, radiator and double glazed window to the side aspect.

#### BEDROOM 2

11' 10" x 7' 11" (3.61m x 2.42m), with double glazed window to the front aspect, double wardrobe and radiator.

#### BEDROOM 3

17' 5" x 7' 10" (5.31m x 2.40m), with double glazed window to the front aspect and radiator.

#### BEDROOM 4

10' 2" x 9' 0" (3.12m x 2.75m), with double glazed window to the rear aspect and radiator.

#### BATHROOM

10' 10" x 5' 6" (3.32m x 1.68m), fitted with a three piece suite comprising of panelled bath with electric shower over and foldaway glass shower screen, close coupled WC and pedestal wash hand basin, tiled flooring, tiled splashbacks, chrome towel radiator, airing cupboard and double glazed window to the rear aspect.

#### OUTSIDE

To the front of the property there is a well-maintained lawned Garden with side flowerbeds and a large tarmac Driveway providing off-street parking for multiple vehicles and access to the Single Garage. To the rear of the property there is a generous enclosed Garden laid mainly to lawn with a patio seating area, mature shrubs, flowerbeds, trees, outdoor lighting, outdoor power and tap.

#### GARAGE

17' 1" x 8' 2" (5.21m x 2.50m), with up and over electric roller door, wall mounted gas-fired Worcester central heating boiler, internal door, light and power.





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**NOTE**

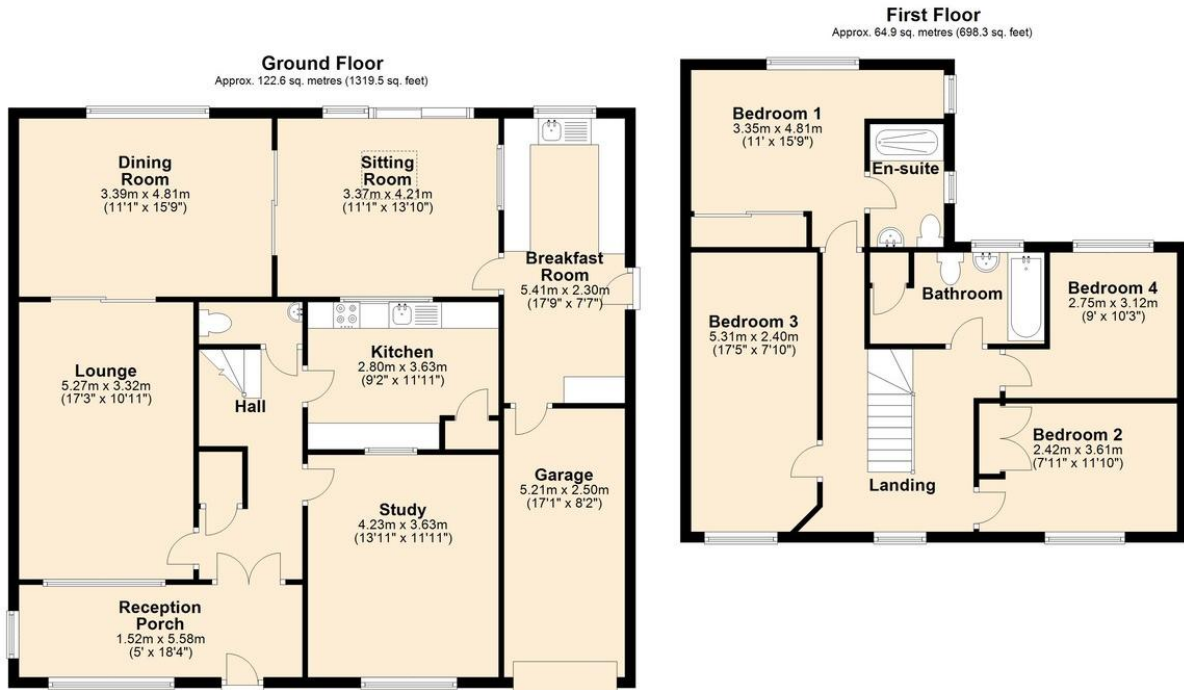
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 187.5 sq. metres (2017.8 sq. feet)

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