



Yew Tree House, 32 Nettleham Road Lincoln, LN2 1RE

£695,000

Situated in a prime location on the edge of the historic and prestigious Bailgate and Cathedral Quarter, a spacious five bedroom Detached Family Home hidden from the road by a stone wall, just a short walk from the Cathedral. The well-presented internal accommodation approached via a leafy arbour to a covered Entrance Porchway, a welcoming Entrance Hall, large through triple aspect Lounge, Dining Room with a Garden Room giving views over the beautiful rear garden, recently fitted modern Breakfast Kitchen with a range of fitted appliances and Italian tiling, Utility Room/WC, Side Conservatory Entrance and a First Floor Landing leading to five well-appointed Bedrooms, a Bathroom and Shower Room. Outside the property benefits from secluded mature gardens with enclosed stone walling and tall hedging, a gated driveway providing off street parking for multiple vehicles and giving access to the L-shaped triple Garage. Viewing of this beautiful property is highly recommended to appreciate the accommodation on offer and its enviable but discreet location.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – F

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Passing the Cathedral on Nettleham Road and the property can be located on the right hand side.

LOCATION

Within walking distance of Lincoln's Cathedral Quarter, easy access to Lincoln Castle and The Bailgate Area where you can visit numerous independent Shops, Boutiques, Bistro Bars and Restaurants – and the famous Steep Hill where you can be in the throws of Lincoln City Centre within ten minutes walk. With numerous highly rated junior and senior schools near by.



ACCOMMODATION

ENTRANCE

The property is approached via a covered arbour stepping down to a covered entrance porch with a glass panelled bay door leading into hallway.

HALLWAY

12' 6" x 9' 4" (3.82m x 2.86m) With parquet wooden flooring, staircase to the first floor landing and a radiator.

LOUNGE

26' 2" x 13' 10" (7.98m x 4.22m) With triple aspect views, French doors to the rear paved seating area, a gas fire with tiled hearth and feature wooden surround, covered radiators, coving to ceiling, decorative ceiling rose and wall lights.

DINING ROOM

13' 1" x 9' 4" (4.0m x 2.87m) With space for a good sized dining room table, serving hatch to the kitchen, radiator and great views via the garden room into the rear garden.

GARDEN ROOM

With tiled roof, five bay double glazed windows overlooking the private rear garden.

STUDY

9' 10" x 5' 6" (3.02m x 1.68m) With double glazed window to the front aspect and radiator.

BREAKFAST KITCHEN

13' 6" x 9' 2" (4.12m x 2.81m) Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl ceramic sink with side drainer and mixer tap over, eye level Hotpoint electric oven and grill, Hoover induction electric hob with extractor fan over, integrated fridge freezer, space for dishwasher, Italian tiled flooring, door to the side, double glazed window to the rear aspect, radiator and space for a breakfast table.

UTILITY ROOM/WC

7' 0" x 6' 8" (2.15m x 2.04m) Fitted with wall and base units, close coupled WC, pedestal wash hand basin, plumbing for washing machine, double glazed window to the side aspect and continuation of the Italian tiled flooring from the kitchen.

CONSERVATORY SIDE ENTRANCE

With solid wooden door to the front aspect glass panelled door to the rear and an exposed stone wall.

FIRST FLOOR LANDING

A good sized landing with a double glazed window to the front aspect, radiator and reasonable airing cupboard.

BEDROOM 1

15' 8" x 17' 0" (4.80m x 5.19m) With double glazed windows to the front and side aspects, radiator and a range of fitted bedroom furniture.

BEDROOM 2

13' 10" x 10' 3" (4.22m x 3.14m) With double glazed window to the rear aspect and radiator.





BEDROOM 3

11' 5" x 9' 11" (3.48m x 3.03m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

12' 4" x 8' 3" (3.76m x 2.52 m) With double glazed window to the front aspect and radiator.

BEDROOM 5

9' 10" x 8' 5" (3.02m x 2.58 m) With double glazed window to the rear aspect and radiator.

BATHROOM

8' 1" x 5' 5" (2.47m x 1.67 m) Fitted with a four piece suite comprising of P-shaped panelled bath with electric Mira shower over, bidet, close coupled WC and wash hand basin in a vanity unit, towel radiator, partly tiled walls and double glazed window to the front aspect.



SHOWER ROOM

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

OUTSIDE

The property is set back from Nettleham Road behind a stone wall with a gated driveway providing off street parking for multiple vehicles and giving access to the Garage. There is a leafy covered front garden with feature Yew tree and seat, wildflowers, lawned area and trees. To the rear of the property is an enclosed garden laid mainly to lawn with patio seating areas, covered seating area, mature shrubs and borders.



TRIPLE GARAGE/WORKSHOP

18' 8 (max)" x 26' 2 (max)" (5.69m x 7.98m) (L-shaped triple garage) With up and over door to the front, personal doors to the front and rear, window to the rear, work benches, loft space, lighting 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 mumdys.net

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

CMH 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.

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 01 522 556088 and ask for Steven Spivey MRICS.

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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.

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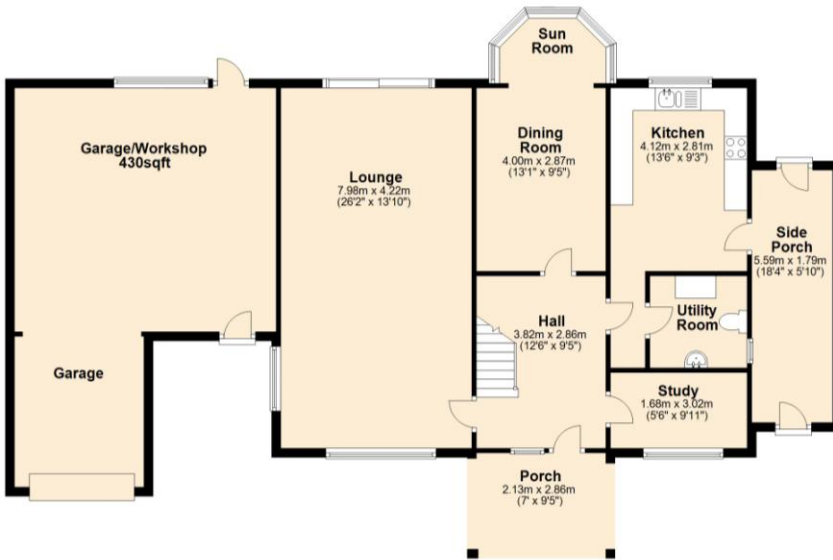
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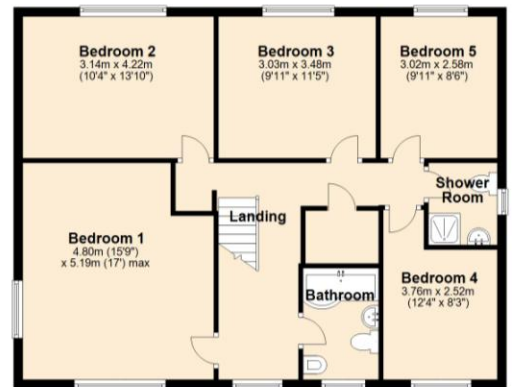




Ground Floor
 Approx. 143.9 sq. metres (1549.1 sq. feet)



First Floor
 Approx. 88.2 sq. metres (949.6 sq. feet)



Total area: approx. 232.1 sq. metres (2498.7 sq. feet)

For illustration purposes only.
 Plan produced using PlanUp.



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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.