



**65 Nettleham Road,
Lincoln, LN2 1RT**

£679,500

A spacious six bedroomed detached home with annex potential situated on a generous plot of approximately 0.25 acres and located in this sought after Uphill location close to Lincoln's Bailgate. The internal accommodation comprising of Hall, Lounge, Dining Room, Study, Snug, fitted Kitchen, Utility Room, Downstairs Cloakroom/WC, ground Floor Bedroom with En Suite Wet Room and Lounge and a First Floor Landing leading to five Bedrooms, Master with En-Suite Shower Room and Nursery/Dressing Room, Bedroom 2 with En-Suite Shower Room and Walk-In Wardrobe and Family Bathroom. Outside there is a block paved driveway providing plenty of off street parking, and a large enclosed rear garden. Viewing is highly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – E (Lincoln City Council)

TENURE - Freehold

VIEWINGS - By prior appointment through Mundy's.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



ACCOMMODATION

ENTRANCE HALL

With double storage cupboard.

DINING ROOM

21' 0" x 10' 0" (6.42m x 3.07m) With three double glazed windows to the front and side aspects, spotlights and two radiators.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks and spotlights.

SNUG

12' 10" x 11' 4" (3.93m x 3.46m) With double glazed window to the front aspect, gas fire in feature fireplace and radiator.

INNER HALLWAY

With storage cupboards and radiator.

LOUNGE

19' 5" x 13' 4" (5.94m x 4.07m) With double glazed bi-fold doors to the side and rear aspects, spotlights and radiator.

STUDY

15' 1" x 8' 9" (4.62m x 2.69m) With double glazed window to the rear aspect and radiator.

KITCHEN

15' 3" x 10' 4" (4.67m x 3.17m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, integrated dishwasher and fridge freezer, tiled splashbacks, radiator, door to rear garden, double glazed window to the side aspect and two Velux windows.

UTILITY ROOM

Fitted with base units with work surfaces over, spaces for washing machine and tumble dryer, tiled splashbacks and spotlights.

GROUND FLOOR BEDROOM

With double glazed door to the rear garden, two double glazed windows to the rear aspect and radiator.





EN-SUITE WET ROOM

Fitted with shower, close coupled WC and wall mounted wash hand basin, chrome towel radiator, tiled walls, spotlights and double glazed window to the rear aspect.

SITTING ROOM

8' 10" x 7' 3" (2.71m x 2.22m) With double glazed window to the front aspect and radiator.

FIRST FLOOR LANDING

With storage cupboards.

BEDROOM 1

12' 0" x 13' 5" (3.68m x 4.09m) With double glazed bow window to the front aspect and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator and tiled splashbacks.

DRESSING ROOM/NURSERY

12' 4" x 10' 0" (3.77m x 3.06m) With Velux window and radiator.



BEDROOM 2

15' 5" x 9' 0" (4.71m x 2.75m) With double glazed window to the rear aspect and radiator.

EN SUITE SHOWER ROOM

5' 9" x 2' 9" (1.77m x 0.86m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator, spotlights and tiled splashbacks.

WALK-IN WARDROBE

15' 1" x 3' 5" (4.61m x 1.05m) With eaves storage.

BEDROOM 3

17' 9" x 12' 11" (5.42m x 3.94m) Fitted with a range of bedroom furniture, double glazed window to the front aspect and radiator.

BEDROOM 4

10' 0" x 9' 11" (3.05m x 3.04m) With double glazed window to the front aspect, built-in wardrobe and radiator.





BEDROOM 5

10' 5" x 8' 0" (3.2m x 2.46m) With double glazed window to the rear aspect, built-in wardrobe and radiator.

BATHROOM

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

OUTSIDE

The property sits on a generous plot of approximately 0.25 acres. There is a large block paved driveway to the front providing off street parking for multiple vehicles. To the rear there is a large enclosed garden laid mainly to lawn with mature trees, shrubs, flowerbeds and a shed.



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

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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 Walker 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.

Claverings 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.

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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

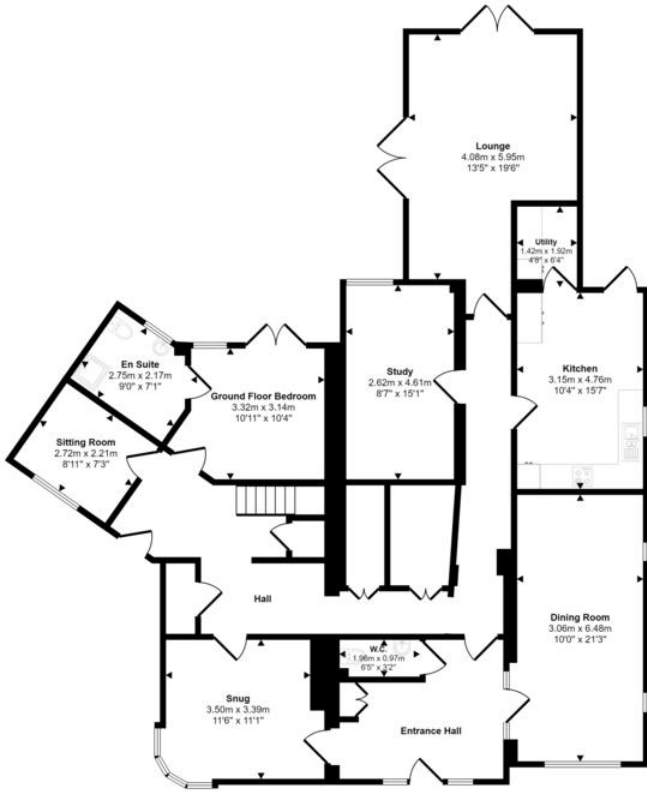
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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Approx Gross Internal Area
288 sq m / 3098 sq ft



Ground Floor
Approx 170 sq m / 1831 sq ft

Denotes head height below 1.5m



First Floor
Approx 118 sq m / 1267 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snippy 360.

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