



**21 Lodge Lane, Nettleham,  
Lincoln, LN2 2RS**

**£449,950**

Viewing of this well-apportioned and presented extended property is essential to fully appreciate the accommodation on offer and the larger than average garden to the rear. The property has been significantly improved by the current vendor and has accommodation comprising of Reception Hallway, Living Kitchen Diner, three Bedrooms, En-Suite Shower Room, Family Bathroom and an Attic Bedroom. Outside there is a lawned front garden with a long driveway extending to the tandem garage. There is an extensive paved area to the rear of the property and a mature lawned garden. The property has recently has a new roof fitted.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D

**COUNCIL TAX BAND** – B

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

**TENURE** - Freehold.

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

**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 HALLWAY

With front entrance door, radiator, stairs to the Attic Bedroom and understairs storage cupboard.

### LIVING DINING KITCHEN

28' 3" x 15' 1" (8.63m x 4.60m), with an extensive range of modern fitted units comprising base cupboards and drawers with work surfaces over, further matching eye-level and tall larder units, inset Belfast sink with mixer tap over, integrated dishwasher, fridge, freezer, oven, gas hood and extractor hood, Bi-fold doors to the rear paved patio, three roof lights providing natural light, tiled flooring, radiator and recessed lights to the ceiling.



### BEDROOM 1

13' 4" x 11' 10" (4.07m x 3.61m), with two built-in wardrobes, UPVC double glazed to the front elevation and radiator.

### EN-SUITE SHOWER ROOM

With fitted suite comprising of walk-in shower, wash hand basin and WC, extractor fan, ladder-style radiator and tiled flooring.



### BEDROOM 2

13' 3" x 11' 10" (4.06m x 3.62m), with radiator and UPVC double glazed window to the front elevation.

### BEDROOM 3

12' 6" x 9' 10" (3.83m x 3m), with UPVC double glazed window to the side elevation and radiator.

### FAMILY BATHROOM

8' 9" x 7' 3" (2.69m x 2.21m), with fitted four-piece suite comprising of shower cubicle, WC, wash hand basin and freestanding bath, tiled flooring, extractor fan, ladder-style radiator and UPVC double glazed window to the side elevation.



### FIRST FLOOR ATTIC BEDROOM

13' 10" x 22' 7" (4.23m x 6.90m)(max. dimensions incl. restricted headroom and staircase), with radiator and four Velux-style windows.



## OUTSIDE

Accessed via a timber gate, the driveway extends along the right hand side of the property and provides ample off-road parking and leads to the tandem garage. The front garden is laid to lawn and has pedestrian access to the rear garden, which in the agent's opinion is a particular feature of the property. The majority is lawned and has a selection of fruit trees. Adjacent to the rear of the property there is a raised paved patio area.



### WEBSITE

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### 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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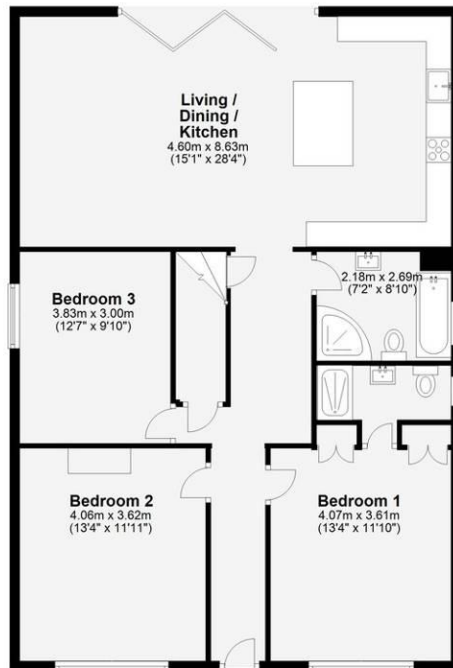






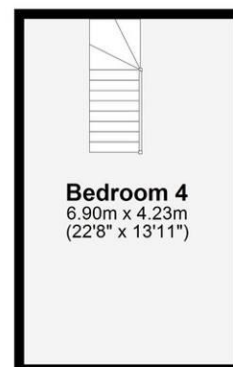
**Ground Floor**

Approx. 109.3 sq. metres (1176.1 sq. feet)



**First Floor**

Approx. 29.2 sq. metres (314.2 sq. feet)



Total area: approx. 138.5 sq. metres (1490.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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