



108 Nettleham Road

Lincoln, LN2 1RR

£222,500

A beautiful Grade II listed stone cottage situated in this popular Uphill location and within a short walk of the Lincoln Bailgate and Cathedral Quarter, whilst also being within easy access into Lincoln City Centre and the A46 Bypass. The property has been fully refurbished throughout to a high specification, boasting a fantastic new Kitchen with integral Bosch and AEG appliances and a newly fitted Shower Room. The property also features reclaimed fireplaces in the Lounge and Master Bedroom. To the rear of the property there is a fully enclosed landscaped courtyard garden with attractive imprinted patterned concrete seating area. In more detail the accommodation comprises of Lounge, Kitchen, Dining Room/Sitting Room and a First Floor Landing leading to two Bedrooms and a Shower Room. Viewing of the property is essential to appreciate the standard of accommodation on offer. Further works include a new central heating boiler with a 7 year warranty, complete rewire and re-plastered throughout. The property is ideally suited for a first time buyer or a buy-to-let investor.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – A

LOCAL AUTHORITY – Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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 College.



ACCOMMODATION

LOUNGE

11' 7" x 9' 8" (3.53m x 2.95m), with external door and sash window with fitted shutters to the front elevation, feature fireplace, storage cupboard, spotlights, radiator and wall points for a TV and HDMI with wiring to Sky and Virgin.

KITCHEN

11' 7" x 10' 9" (3.53m x 3.28m), with sash window to the rear elevation, fitted with a range of wall, base units and drawers with work surfaces over, porcelain sink unit and drainer with mixer tap, integral electric oven, four ring gas hob with tiled splashback, integral fridge freezer, integral washing machine and dishwasher, tiled flooring, spotlights and staircase to the First Floor.

SITTING ROOM

9' 1" x 6' 3" (2.77m x 1.91m), with French doors to the rear elevation, laminate flooring and radiator.

FIRST FLOOR LANDING

With access to two Bedrooms and Shower Room, radiator and loft access point.

BEDROOM 1

11' 7" x 9' 8" (3.53m x 2.95m), with sash window with fitted shutters to the front elevation, feature fireplace, two double wardrobes, spotlights and radiator.

BEDROOM 2

8' 9" x 5' 5" (2.67m x 1.65m), with sash window to the rear elevation, overstairs storage cupboard with wall-mounted gas-fired central heating boiler, storage shelving and radiator.

SHOWER ROOM

5' 5" x 5' 0" (1.65m x 1.52m), with fully tiled walls, tiled floor, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, illuminated wall mirror, spotlights and radiator.

OUTSIDE

To the rear of the property there is a beautiful landscaped fully enclosed courtyard garden with an imprinted patterned concrete seating area and rear pedestrian access.





WEBSITE

Our detailed website show 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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

SMS & 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.

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.

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 01522 556088 and ask for Steven Spivey MRICS.

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 roughly checked.

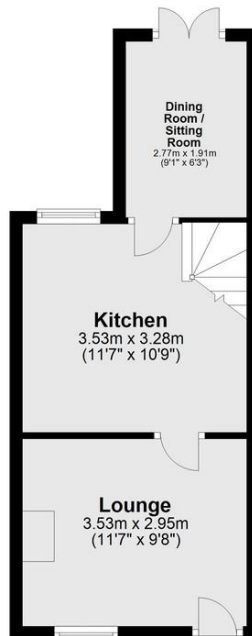
GENERAL

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:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a not verified.

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Ground Floor
Approx. 27.8 sq. metres (299.0 sq. feet)



First Floor
Approx. 22.7 sq. metres (243.9 sq. feet)



Total area: approx. 50.4 sq. metres (542.9 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

