



18 Becksde

Nettleham, Lincoln, LN2 2PH

£195,000

A two bedroom cottage dating back to the mid 18th century, located in a tucked away position in the heart of the village of Nettleham and close to the village beck. The property would benefit from a programme of renovation and has accommodation comprising of Hall, Lounge, Kitchen, Wet Room, Ground Floor Bedroom/Dining Room and a First Floor Bedroom. Outside the property has mature and generous cottage-style gardens. Viewing is highly recommended to appreciate the potential on offer and the position it sits within the village. The property further benefits from No Onward Chain.





SERVICES

Mains electricity, water and drainage. Electric storage heating.

EPC RATING – G

COUNCIL TAX BAND – B

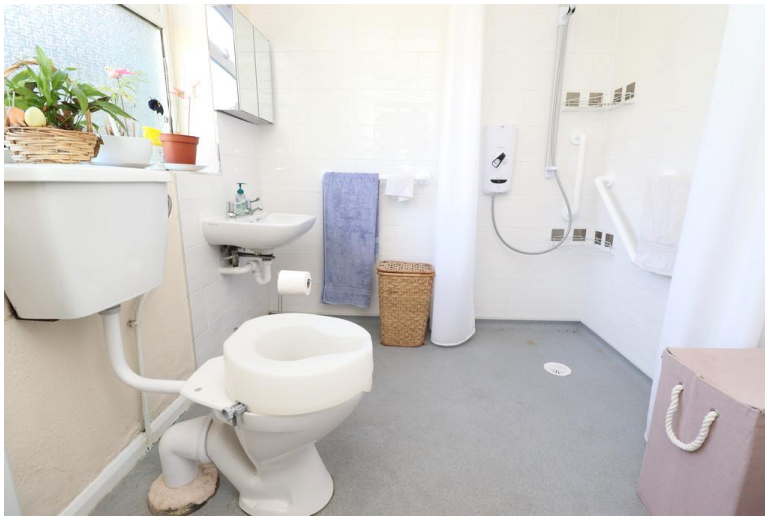
LOCAL AUTHORITY - West Lindsey District Council.

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

HALL

With electric storage heater and double glazed window to the front aspect.

LOUNGE

15' 7" x 11' 5" (4.76m x 3.49m), with double glazed windows to the front and rear aspects, staircase to the First Floor, electric fire in a feature fireplace and two electric storage heaters.

KITCHEN

11' 11 (max)" x 7' 4 (max)" (3.63m x 2.24m), fitted with wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, spaces for a cooker, washing machine and fridge freezer, electric storage heater and double glazed window to the front aspect.

LOBBY

With door to the garden.

WET ROOM

With electric shower, wall-mounted wash hand basin, close coupled WC, tiled splashbacks, electric storage heater, airing cupboard and double glazed window to the side aspect.

BEDROOM 2

9' 10" x 7' 11" (3.02m x 2.42m), with skylight and electric storage heater.

BEDROOM 1

19' 11" x 11' 8" (6.08m x 3.57m), with double glazed window to the front aspect.

OUTSIDE

The property has mature cottage gardens which are laid mainly to lawn with a variety of mature shrubs and trees. There are also brick storage sheds and a greenhouse.





WEBSITE

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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.

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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 as not verified.

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Ground Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



First Floor

Approx. 21.7 sq. metres (233.7 sq. feet)



Total area: approx. 63.5 sq. metres (683.5 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 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.

