



Copper Beech House, 56 Brookfield Avenue, Nettleham
Lincoln, LN2 2TB

Guide Price £600,000

A most impressive executive home, extended and refurbished to the highest standard and beautifully situated in the heart of the village of Nettleham, with views over the village beck. The property has superb accommodation comprising of Hall, Lounge, high specification Kitchen Diner with double Bifold doors into the garden, complementing Utility Room, Office/Gym, Boot Room, Cloakroom/WC, First Floor Landing, Master Bedroom with Juliette balcony and luxury En-Suite Shower Room, Dressing Room, two further Double Bedrooms, second Bedroom with En-Suite Shower Room and a stunning spa-inspired Family Bathroom. Outside there is a generous landscaped frontage with driveway for multiple vehicles and an enclosed rear garden with a self-contained Home Office. Viewing of this property is essential to appreciate the standard of accommodation on offer.



Brookfield Avenue, Nettleham, Lincoln, LN2 2TB



SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – D

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.



HALL With staircase to the First Floor, tiled flooring, understairs storage cupboard, spotlights and radiator.

LOUNGE 18' 11" x 15' 10" (5.79m x 4.85m), with double glazed window to the front aspect, wood flooring, spotlights and two radiators.

OFFICE/GYM 18' 10" x 8' 9" (5.75m x 2.67m), a versatile reception room which could also be used as a fourth bedroom with double glazed window to the front aspect, storage cupboard, airing cupboard with recently replaced Ideal gas-fired central heating boiler, door to the rear garden, wood-effect flooring and radiator.



BOOT ROOM 6' 0" x 5' 3" (1.83m x 1.61m), with shelving and hanging space, double glazed window to the rear aspect, tiled flooring and spotlights.

CLOAKROOM/WC With close coupled WC, wash hand basin in a vanity-style unit with drawers beneath, storage cupboard, part-tiled walls, tiled flooring and radiator.

KITCHEN/DINER 25' 9" x 14' 0" (7.87m x 4.27m), newly fitted with a range of modern wall and base units with marble work surfaces over, complementing central island with breakfast bar and inset electric hob, undermount sink with stylist copper mixer tap over, eye-level electric oven, integrated microwave, dishwasher and wine fridge, feature downlighters, spotlights, under cabinet lights, kickboard lighting, tiled flooring, radiator, double glazed windows to the front and side aspects and double glazed Bifold doors to the side and rear aspects.



UTILITY ROOM 8' 8" x 6' 11" (2.65m x 2.11m), complementing the kitchen with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, spaces for a washing machine and tumble dryer, tiled flooring, spotlights and door to the rear garden.

FIRST FLOOR LANDING With loft access point, double glazed window to the rear aspect and radiator.



BEDROOM 1 14' 8" x 14' 2" (4.49m x 4.32m), with double glazed window to the front aspect, double glazed Juliette balcony to the side aspect, eaves storage, spotlights and radiator.

LUXURY EN-SUITE SHOWER ROOM With luxurious suite comprising of close coupled WC, wash hand basin in a vanity style unit with drawers beneath and walk-in shower cubicle with rainfall head, eaves storage, spotlights, part-tiled walls, tiled flooring, copper towel radiator and double glazed window to the rear aspect.



DRESSING ROOM With wood flooring, spotlights and eaves storage.

BEDROOM 2 19' 3" x 15' 11 (max)" (5.87m x 4.85m), with double glazed windows to the front and rear aspects, eaves storage, spotlights and radiator.

EN-SUITE SHOWER ROOM With suite comprising of close coupled WC, wash hand basin in a vanity-style unit, shower cubicle, spotlights, part-tiled walls, tiled flooring and copper towel radiator.

BEDROOM 3 12' 6" x 10' 0" (3.82m x 3.06m), with double glazed window to the front aspect, fitted wardrobe with sliding doors and radiator.



LUXURY FAMILY BATHROOM Fitted with a luxurious suite comprising of freestanding bath, close coupled WC and wash hand basin in a vanity-style unit with drawers beneath, spotlights, part-tiled walls, tiled flooring, copper towel radiator and double glazed window to the rear aspect.

OUTSIDE The property is pleasantly located beside the village stream, with a large gravelled front garden and side driveway providing off-street parking for multiple vehicles. To the rear there is an enclosed garden laid mainly to lawn with patio seating areas, pergola, mature shrubs, sheds and a large Home Office.



HOME OFFICE A self-contained two room Home Office with Kitchenette and Shower Room having light, power and electric radiators.

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

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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 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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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

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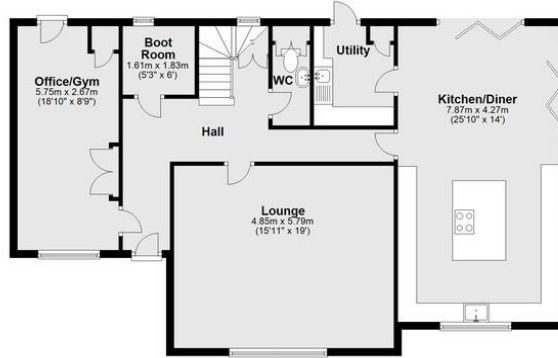






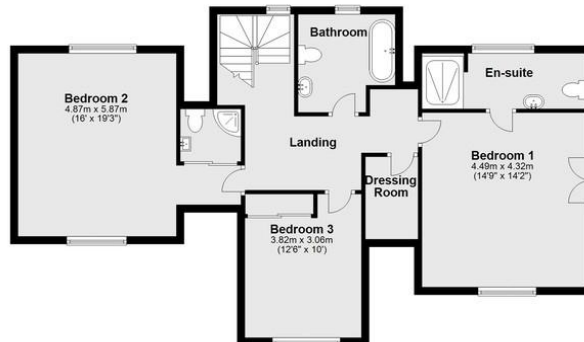
Ground Floor

Approx. 108.3 sq. metres (1165.6 sq. feet)



First Floor

Approx. 87.1 sq. metres (937.9 sq. feet)



Total area: approx. 195.4 sq. metres (2103.5 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
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01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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

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