



Holly Cottage, The Green

Nettleham, Lincoln, LN2 2NR

£530,000

A beautiful three bedroom stone-built detached house, located in the heart of the popular village of Nettleham. The property has deceptively spacious accommodation comprising of Hall, Lounge, Dining Room, Snug, Study, Farmhouse Kitchen, Utility Room, Cloakroom/WC and a First Floor Landing leading to three Double Bedrooms, Master with En-Suite Bathroom and Shower Room. The property sits securely behind wooden gates with a gravelled driveway for multiple vehicles, front courtyard and a landscaped rear garden. Viewing of the property is essential to appreciate the desirable position in which it sits and the generous accommodation on offer. The property further benefits from No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – E

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, wood-effect flooring and radiator.

LOUNGE

21' 2" x 11' 4" (6.46m x 3.46m), with double glazed window to the front aspect, double glazed French doors to the rear garden, gas fire set within decorative fireplace and two radiators.

DINING ROOM

9' 8" x 8' 1" (2.97m x 2.48m), with double glazed window to the rear aspect, wood-effect flooring and radiator.

SNUG

10' 7" x 9' 4" (3.25m x 2.85m), with double glazed window to the front aspect and radiator.



KITCHEN/BREAKFAST ROOM

11' 3" x 13' 11" (3.43m x 4.26m), fitted with a range of farmhouse-style units with granite worktops above, Belfast sink with mixer tap, eye-level electric oven and microwave, five ring gas hob with extractor fan, integrated dishwasher and fridge with freezer compartment, tiled flooring with underfloor heating, tiled splashbacks, spotlights and double glazed window to the rear aspect.

UTILITY ROOM

13' 1" x 4' 11" (4.01m x 1.51m), fitted with wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for a washing machine and tumble dryer, wall-mounted gas-fired central heating boiler, tiled flooring with underfloor heating, tiled splashbacks, spotlights and stable door to the rear garden.



CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring with underfloor heating, tiled splashbacks and spotlights.

STUDY

7' 3" x 6' 10" (2.22m x 2.10m), with double glazed window to the front aspect and radiator.

FIRST FLOOR LANDING

With Velux window and loft access point.

BEDROOM 1

19' 3" x 12' 8" (5.88m x 3.87m), with a range of fitted wardrobes, double glazed window to the front aspect and radiator.



EN SUITE BATHROOM

11' 3" x 9' 4" (3.43m x 2.87m), fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, towel radiator, part-tiled walls, spotlights, storage cupboard and Velux window to the rear aspect.

BEDROOM 2

12' 6" x 10' 8" (3.83m x 3.27m), with triple fitted wardrobes, double glazed window to the front aspect and radiator.



BEDROOM 3

13' 8" x 8' 3" (4.19m x 2.52 m), with a triple fitted wardrobes, dressing table, Velux window to the rear aspect and radiator.

SHOWER ROOM

8' 1" x 5' 7" (2.48m x 1.72 m), fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled walls, spotlights and Velux window to the rear aspect.

OUTSIDE

The property sits behind secure gates with a gravelled driveway providing off-street parking for multiple vehicles. There is a front courtyard with patio seating area and shed. To the rear there is an enclosed landscaped garden with paved areas, mature shrubs, flowerbeds and a covered seating area.



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 Gilsen 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.

Coverings 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

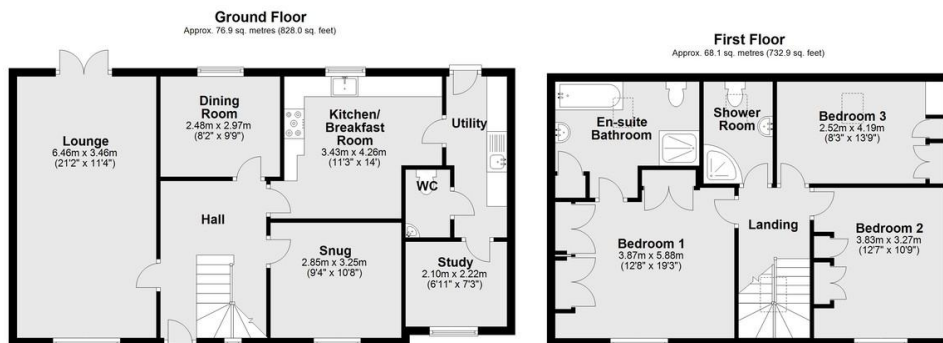
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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Total area: approx. 145.0 sq. metres (1660.8 sq. feet)

For illustration purposes only.
Plan produced using PlanItUp.

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.

