



**27 Willowfield Avenue**

**Nettleham, Lincoln, LN2 2TH**



Book a Viewing!

**£330,000**

An extended and well-presented three bedroom detached house in the ever popular village of Nettleham, to the north of the Cathedral City of Lincoln. The accommodation comprises of Porch, Lounge, Family Room, Cloakroom/WC, extended open plan living kitchen diner and First Floor Landing leading to three Bedrooms and a family Bathroom. Outside there is a driveway providing off road parking for multiple vehicles and front and rear gardens. The property benefits from no onward chain and viewing is highly recommended.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**COUNCIL TAX BAND** – C.

**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

### PORCH

6' 3" x 5' 1" (1.93m x 1.56m) With double glazed window to the side aspect and spotlights.

### LOUNGE

17' 3" x 12' 2" (5.27m x 3.73m) With double glazed windows to the front and side aspects and two radiators.

### FAMILY ROOM

15' 6" x 7' 5" (4.73m x 2.28m) With double glazed windows to the front and side aspects, understairs storage cupboard and radiator.

### CLOAKROOM/WC

With close coupled WC with wash hand basin above.

### OPEN PLAN LIVING KITCHEN DINER

24' 10 (max)" x 13' 10 (max)" (7.57m x 4.22m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated dishwasher, spaces for fridge freezer and Range Cooker, two Velux windows, double glazed window, sliding door to the rear aspect, door to the side aspect, spotlights and two radiators.

### PANTRY CUPBOARD

With double glazed window to the front aspect and radiator.

### FIRST FLOOR LANDING

With double glazed window to the side aspect and airing cupboard housing the gas fired central heating boiler.

### BEDROOM 1

13' 8" x 9' 11" (4.19m x 3.04m) With double glazed window to the front aspect, double wardrobe and radiator.

### BEDROOM 2

10' 4" x 9' 11" (3.15m x 3.04m) With double glazed window to the front aspect and radiator.

### BEDROOM 3

8' 1" x 9' 10" (2.47m x 3.02m) With double glazed window to the rear aspect, double wardrobe and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass screen, pedestal wash hand basin and close coupled WC, partly tiled walls, tiled flooring, radiator, spotlights and double glazed window to the rear aspect.

### OUTSIDE

To the front of the property there is a lawn area, gravelled areas and a driveway providing off street parking for multiple vehicles. To the rear there is an enclosed garden laid mainly to lawn with a decked seating area and shed.





**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](http://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**

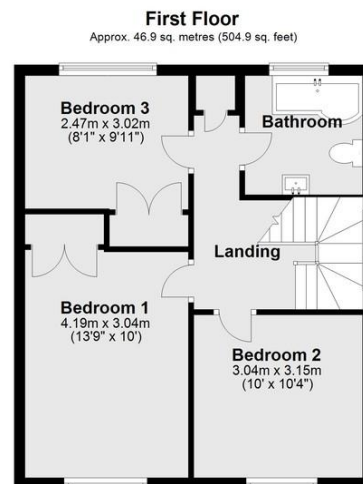
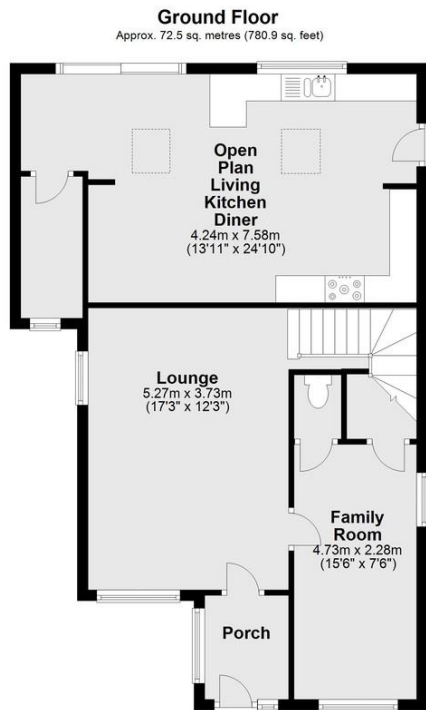
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

**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 as not verified.

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Total area: approx. 119.5 sq. metres (1285.9 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.

