



36 High Street

Nettleham, Lincoln, LN2 2PL



Book a Viewing!

£220,000

A beautiful stone cottage positioned in the heart of the popular village of Nettleham, to the North of the Cathedral City of Lincoln. The property offers an abundance of original character features and well-presented accommodation comprising of Lounge with original fireplace, Dining Room, Kitchen, Utility Room, Bathroom and First Floor Landing giving access to two double Bedrooms. There is a generous enclosed cottage style garden to the rear. Viewing of this property is highly recommended to appreciate the accommodation on offer and the position in which it sits. No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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

LOUNGE

13' 7" x 11' 11" (4.15m x 3.65m) With double glazed window to the front aspect, original feature fireplace, feature exposed stone walls and radiator.

DINING ROOM

10' 9" x 10' 5" (3.29m x 3.20m) With double glazed window to the rear aspect, understairs storage cupboard and radiator.

INNER HALLWAY

With staircase to the first floor and radiator.



KITCHEN

11' 8" x 5' 11" (3.58m x 1.82m) Newly fitted with a range of wall and base units with work surfaces over, Belfast sink with mixer tap over, electric oven with gas hob and extractor fan over, space for fridge freezer, wall mounted gas fired central heating boiler, tiled flooring and splashbacks, double glazed window to the side aspect, stable door to the garden and spotlights.

UTILITY ROOM

6' 6" x 6' 0" (2.00m x 1.85m) With spaces for washing machine and tumble dryer, tiled flooring, radiator and double glazed window to the side aspect.

BATHROOM

8' 4" x 5' 6" (2.56m x 1.70m) Fitted with a three piece suite comprising of P-shaped panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled flooring, partly tiled walls, towel radiator and double glazed window to the side aspect.



FIRST FLOOR LANDING

BEDROOM 1

13' 6" x 11' 11" (4.12m x 3.65m) With double glazed window to the front aspect and radiator.

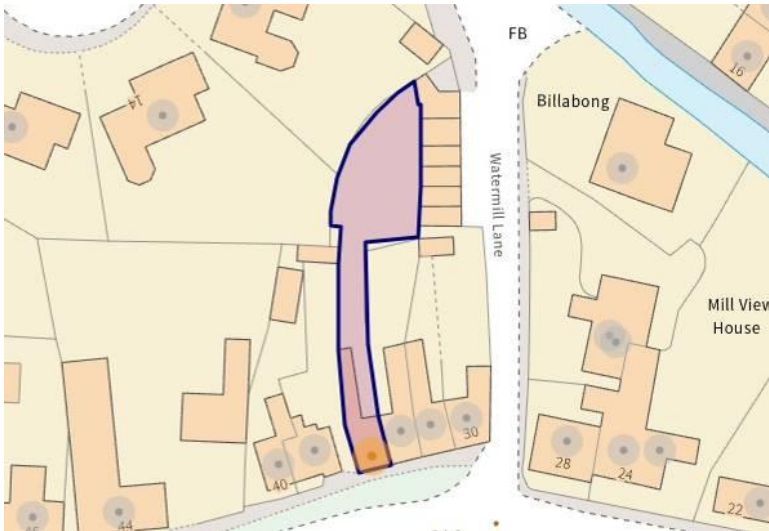
BEDROOM 2

10' 11" x 10' 6" (3.33m x 3.22m) With double glazed window to the rear aspect, overstairs storage cupboard and radiator.

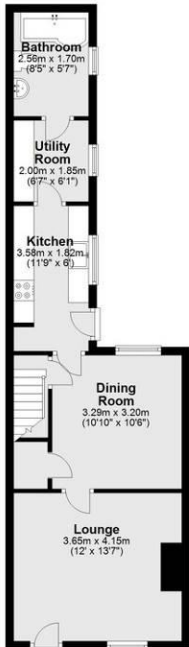


OUTSIDE

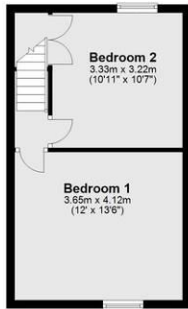
To the rear of the property there is a generous enclosed garden, laid mainly to lawn with mature shrubs, beautifully maintained flowerbeds and a patio seating area.



Ground Floor
Approx. 44.3 sq. metres (477.3 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.1 sq. feet)



Total area: approx. 73.6 sq. metres (792.3 sq. feet)
For illustration purposes only.
Plan produced using PlanUp.

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 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.

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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 thoroughly 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:

- 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.
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