



## 24 Lodge Lane

Nettleham, Lincoln, LN2 2RS



Book a Viewing!

**£299,500**

A well-presented and completely refurbished, three bedroomed detached bay fronted 1930s style house located in the popular village of Nettleham. The property has an extensive garden to the front, a driveway providing off road parking for vehicles and a rear garden with a decked area, extensive lawned garden, flowerbeds and garden shed. The property has internal accommodation to comprise of Entrance Porch, bay fronted Lounge, modern fitted Dining Kitchen and a First Floor Landing leading to the three Bedrooms and a Bathroom. Viewing of the property is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**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

With UPVC double glazed window and door to the front aspect, laminate flooring and a glass panelled stained glass door to the inner hallway.

### INNER HALLWAY

With stairs to the first floor landing, radiator, wooden flooring and doors leading to the lounge and kitchen.

### LOUNGE

10' 1" x 10' 4" (3.09m x 3.16m) With UPVC bay window to the front aspect, radiator, decorative fireplace and picture rail.



### KITCHEN/DINER

10' 5" x 16' 4" (3.18m x 5.00m) With UPVC window to the side aspect, door to the under stairs storage cupboard, wooden laminate flooring, radiator and fitted with a range of modern base units and drawers with work surfaces over, composite sink unit and drainer with mixer tap, integral dishwasher, integral double oven and grill, four ring electric hob with extraction above, integral fridge freezer, space for washing machine, wall mounted cupboards with complementary tiling below, LED spotlights to the ceiling and a wall mounted gas central heating combination boiler.

### FIRST FLOOR LANDING

With UPVC window to the side aspect, access to the roof void and doors leading to three bedrooms and bathroom.



### BEDROOM 1

10' 7" x 10' 7" (3.25m x 3.23m) With UPVC window to the front aspect and radiator.

### BEDROOM 2

10' 5" x 10' 7" (3.19m x 3.23m) With UPVC window to the rear aspect and radiator.

### BEDROOM 3

7' 10" x 5' 8" (2.41m x 1.75m) With UPVC window to the front aspect and radiator.

### BATHROOM

5' 10" x 6' 3" (1.78m x 1.91m) With UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin with vanity cupboard, chrome towel radiator, tiled flooring and partly tiled walls.



### OUTSIDE

To the front of the property there is a hardstanding with parking for vehicles, lawned garden and flowerbeds. To the rear of the property there is an extensive lawned garden, decked seating area, raised planters, flowerbeds and a garden shed.



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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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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.

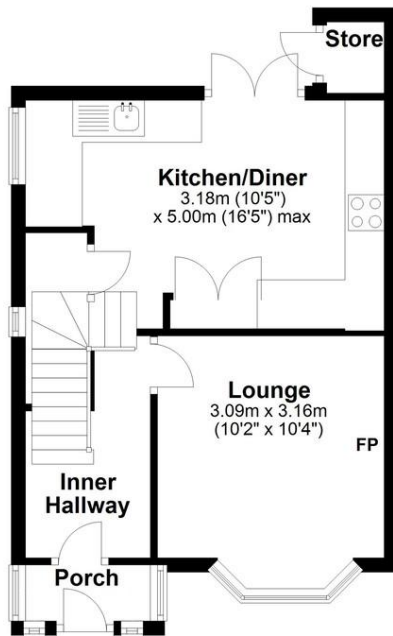
**GENERAL**

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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

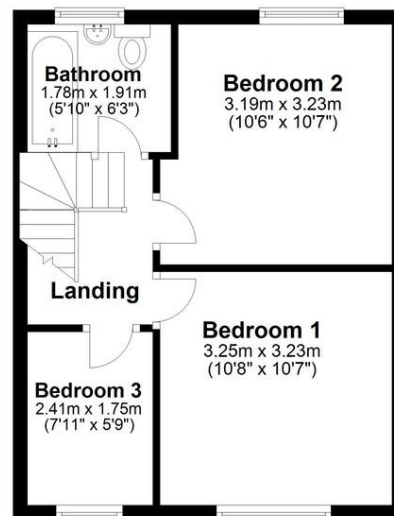
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**Ground Floor**



**First Floor**



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**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.

