



4 Heath Road

Nettleham, Lincoln, LN2 2XZ



Book a Viewing!

£259,950

A well-presented two bedroomed detached bungalow situated in a quiet position within the popular village of Nettleham. The property offers accommodation which briefly comprises of Entrance Hall, fitted Kitchen, Inner Hall, Lounge, Two Bedrooms and a Shower Room. Outside there are front and rear gardens, driveway and Garage. The property benefits from UPVC double glazing, gas central heating and combined air conditioning/electric heating. Viewing of this property is highly recommended.





SERVICES

All mains services available. Gas central heating. Combined air conditioning/electric 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 Superstore, public houses and other amenities. There are infant and junior schools in the village, a teacher lead nursery within Nettleham Infant School and all grades of schooling are available in Uphill Lincoln and nearby villages.

ACCOMMODATION



ENTRANCE HALL

With UPVC double glazed front door the side elevation and tiled flooring. Door leading to:-

KITCHEN

12' 0" x 10' 9" (3.66m x 3.28m), fitted with a range of wall, base units and drawers with work surfaces over, inset sink unit and drainer, fitted electric hob and double oven with extractor fan and light over, plumbing for washing machine and dishwasher, spotlights to the ceiling and radiator.

INNER HALL

With access to the roof void with gas central heating boiler, air-condition unit, lighting, pull down ladder and boarding.



LOUNGE

14' 11" x 10' 4" (4.55m x 3.15m), with UPVC double glazed French doors to the rear garden, UPVC windows to the rear garden, feature fireplace, coving to ceiling and two wall light points.

BEDROOM 1

10' 04" x 13' 09" (3.15m x 4.19m), with UPVC double glazed bow window to the front elevation, coving to ceiling, radiator and fitted double wardrobe with sliding doors, hanging rail, shelving and mirror.

BEDROOM 2

8' 3" x 8' 10" (2.51m x 2.69m), with UPVC double glazed window to the front elevation and radiator.



SHOWER ROOM

With suite to comprise of wash hand basin, WC and shower cubicle, heated towel rail, extractor fan, wall mounted electric heater and tiled walls.

OUTSIDE

The property benefits from gardens to both the front and rear. The front garden is paved with a range of beds and borders. To the left hand side of the property there is a blocked paved driveway providing off road parking for vehicles and giving access to the Garage. The rear garden is enclosed and paved with a range of beds.

GARAGE

8' 04" x 16' 08" (2.54m x 5.08m), with electric roller door, light, power and UPVC double glazed door to the rear garden.





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

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

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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 thoroughly checked.

GENERAL

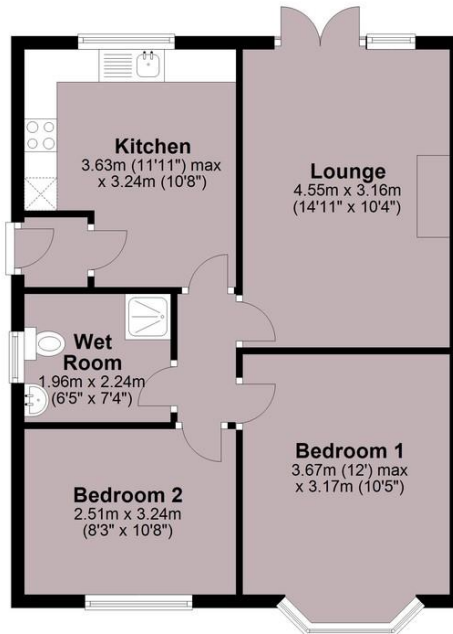
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



Total area: approx. 54.3 sq. metres (584.6 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 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.

