



**84 Nettleham Road**

Lincoln, LN2 1RR



Book a Viewing!

**£550,000**

Situated in a tucked away and private position on Nettleham Road within the prestigious Uphill Area of Lincoln, a traditional five bedroom detached family home on a plot of approximately 0.26 acres (STS). The spacious accommodation comprises of Entrance Hall, Lounge, Dining Room, Sitting Room, Conservatory, Breakfast Kitchen, Cloakroom/WC, Utility Room and First Floor Landing leading to five well appointed Bedrooms, walk-in wardrobe and newly fitted Family Bathroom. Outside there are wraparound lawned gardens, a gated block paved driveway and a tandem garage. The property is in need of some modernisation and viewing of the property is highly recommended to appreciate the position in which it sits. No Onward Chain.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – D.

**LOCAL AUTHORITY** - Lincoln City Council .

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

#### **HALL**

With staircase to the first floor, Parquet wooden flooring and radiator.

#### **LOUNGE**

18' 3" x 13' 9" (5.57m x 4.21m) With double glazed bay window to the front aspect, double glazed window to the side aspect, Woodwarm log burning stove set within a decorative fireplace and two radiators.







#### DINING ROOM

12' 9" x 11' 10" (3.90m x 3.62m) With double glazed bay window to the front aspect, gas fire set within a feature fireplace and radiator.

#### SITTING ROOM

13' 2" x 11' 10" (4.02m x 3.63m) With double glazed patio doors to the garden and radiator.

#### CONSERVATORY

11' 9" x 9' 10" (3.59m x 3.02m) With double glazed door to the garden and ceiling fan.

#### KITCHEN/BREAKFAST ROOM

17' 7" x 10' 1" (5.36m x 3.09m) Fitted with the range of wall and base units with work surfaces over, 1 1/2 bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan, space for fridge, tiled flooring and splashbacks, radiator, internal door to the garage, external door to the garden and double glazed window to the side aspect.

#### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, part tiled walls, radiator and double glazed window to the rear aspect.

#### UTILITY ROOM

With double glazed window to the rear aspect and tiled flooring.

#### FIRST FLOOR LANDING

With double glazed window to the rear aspect and two radiators.

#### BEDROOM 1

13' 9" x 13' 9" (4.21m x 4.20m) With double glazed window to the front aspect and radiator.

#### BEDROOM 2

With three double glazed windows to the front and side aspects and radiator.

#### WALK-IN WARDROBE

4' 9" x 4' 11" (1.45m x 1.50m)

#### BEDROOM 3

12' 8" x 11' 10" (3.88m x 3.61m) With double glazed window to the front aspect, wash hand basin in a vanity unit and radiator.

#### BEDROOM 4

13' 9" x 9' 3" (4.20m x 2.82m) With double glazed window to the rear aspect and radiator.

#### BEDROOM 5

11' 9" x 6' 8" (3.60m x 2.05m) With double glazed window to the rear aspect, cupboard housing the gas fired central heating boiler and radiator.

#### BATHROOM

8' 2" x 6' 7" (2.51m x 2.03m) Fitted with a modern three piece suite comprising of panelled bath with electric shower and glass shower screen, close coupled WC and wall mounted wash hand basin, part tiled walls, chrome towel radiator, spotlights and double glazed window to the front aspect.





## OUTSIDE

The property sits in a private position along Nettleham Road in grounds of approximately 0.26 acres (STS) with wraparound gardens laid mainly to lawn with mature shrubs and trees and a greenhouse. There is a gated block paved driveway providing off street parking for multiple vehicles and access to the garage.

## GARAGE

34' 11" x 8' 10" (10.66m x 2.71m) With electric up and over door to the front aspect, internal door to the kitchen, personal door to the garden, double glazed window to the side aspect, light and power.

## 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](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 - HOW WE MAY REFER YOU TO

Sills & Butteridge, 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 Water and Calum 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 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 their own use and the vendors (Lessors) for whom they act as Agents given notice that:

1. These 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 whatsoever in relation to this property.
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