



## 43 Willowfield Avenue

Nettleham, Lincoln, LN2 2TH



Book a Viewing!

**£260,000**

A three bedroomed detached bungalow situated on a corner plot within the ever popular village of Nettleham and within walking distance for most into the village centre where there are a range of local shops and facilities. Internally the property offers accommodation to comprise of Porch, Inner Hallway, Lounge Diner, Dining Area, Kitchen, Conservatory, three Bedrooms and a Shower Room. Outside the property benefits from having two driveways, with one to the front and one to the side which also gives access to the detached single garage. There are gardens to the front, side and rear of the property. The property is being sold with No Onward Chain.



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**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 external door and vinyl flooring.

### LOUNGE/DINER

19' 2" x 18' 2" (5.84m x 5.54m) , with UPVC double glazed window, fire surround and hearth with electric fire inset and two radiators.

### INNER HALLWAY

With two storage cupboards and access to the roof void.

### DINING AREA

9' 1" x 7' 6" (2.77m x 2.29m) , with two radiators, sliding doors to the conservatory and opening into the kitchen.



### KITCHEN

10' 11" x 8' 10" (3.33m x 2.69m) , with UPVC double glazed window, vinyl tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, space for free standing cooker, plumbing for washing machine, integrated fridge freezer and access to the side lean-to.

### CONSERVATORY

13' 7" x 11' 6" (4.14m x 3.51m) , with UPVC double glazed double doors and windows, tiled flooring, radiator and power points.

### BEDROOM 1

12' 0" x 10' 0" (3.66m x 3.05m) , with UPVC double glazed window, built-in wardrobe and radiator.



### BEDROOM 2

12' 9" x 10' 3" (3.89m x 3.12m) , with UPVC double glazed window and radiator.

### BEDROOM 3

10' 6" x 10' 0" (3.2m x 3.05m) , with UPVC double glazed window, storage cupboard and radiator.

### SHOWER ROOM

10' 3" x 5' 4" (3.12m x 1.63m) , with UPVC double glazed window, vinyl tiled flooring, suite to comprise of low level WC, wash hand basin and shower cubicle with panel boardingsurround, fully tiled walls, heated towel rail and spotlighting.



### OUTSIDE

To the front of the property there is a lawned garden with a range of shrubs and trees and there is a driveway to the side providing off road parking. There is a further driveway to the side providing off road parking and giving access to the detached single garage. There are lawned gardens to the side and a paved garden to the rear.



**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**

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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

SMS & 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 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 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**

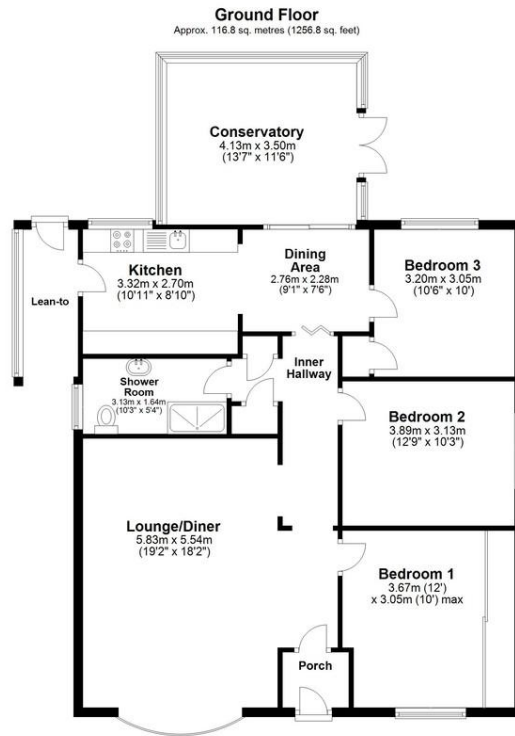
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

**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. 116.8 sq. metres (1256.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

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Plan produced using PlanUp.

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