



**6 Shaw Way**

Nettleham, Lincoln, LN2 2XS



Book a Viewing!

**£325,000**

A well-presented three bedroomed detached family home positioned in this popular village of Nettleham. The property is situated on a corner plot with a driveway and lawned area to the front, attached single garage and a walled lawned rear garden with patio area. The property offers internal accommodation to comprise of Inner Hallway, bay fronted Lounge, Dining Room, Kitchen, Utility Room, Downstairs WC and a First Floor Landing leading to three Bedrooms, En-suite Shower Room to Bedroom 1 and a Family Bathroom. Viewing of the property is highly recommended to appreciate the accommodation on offer.







#### **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

### INNER HALLWAY

With external door to the front aspect, doors to the lounge, kitchen and WC and stairs to the first floor landing with storage below.

### WC

With window to the front aspect, WC and wash hand basin.

### LOUNGE

14' 4" x 11' 0" (4.38m x 3.36m) With walk-in double glazed bay window to the front aspect, radiator, inglenook fireplace with gas fire inset and wooden pelmet, coving to ceiling and double doors to the dining room.

### DINING ROOM

9' 11" x 8' 2" (3.04m x 2.49m) With UPVC sliding doors to the rear garden, serving hatch to the kitchen, coving to ceiling and radiator.

### KITCHEN

9' 11" x 9' 3" (3.04m x 2.84m) With UPVC window to the rear aspect, fitted with a range of base units and drawers with work surfaces over, integral electric oven, four ring gas hob with extractor above, stainless steel sink unit and drainer with mixer tap, space for a fridge freezer, wall mounted cupboards with complementary tiling below and door to the utility room.

### UTILITY ROOM

9' 11" x 5' 1" (3.04m x 1.57m) With external door and window the side aspect, fitted base units with work surface over, sink unit and drainer, wall mounted gas central heating boiler, spaces for a washing machine and tumble dryer and door to the garage.

### FIRST FLOOR LANDING

With UPVC window to the side aspect, doors to the bathroom and three bedrooms and an airing cupboard.

### BEDROOM 1

12' 5" x 9' 10" (3.81m x 3.01m) With UPVC window to the front aspect, fitted wardrobes, radiator and door to the en-suite.

### EN-SUITE

3' 0" x 7' 6" (0.92m x 2.30m) With suite to comprise of WC, wash hand basin and newly fitted shower, radiator and window to the side aspect.

### BEDROOM 2

8' 11" x 10' 9" (2.73m x 3.30m) With UPVC window to the rear aspect, radiator and fitted wardrobes.

### BEDROOM 3

9' 10" x 6' 9" (3.02m x 2.08m) With UPVC window to the front aspect, radiator and fitted wardrobes.

### BATHROOM

5' 11" x 6' 10" (1.81m x 2.10m) With UPVC window to the rear aspect, radiator and suite to comprise of bath, WC and wash hand basin.





## OUTSIDE

To the front of the property there is a lawned garden with mature shrubs and trees and a driveway providing off road parking and giving access to the garage. To the rear of the property there is a walled lawned garden with mature shrubs, trees, flowerbeds and patio seating area.

## GARAGE

16' 0" x 8' 4" (4.88m x 2.56m) With roller door to the front aspect, power and lighting.

### 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 - 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

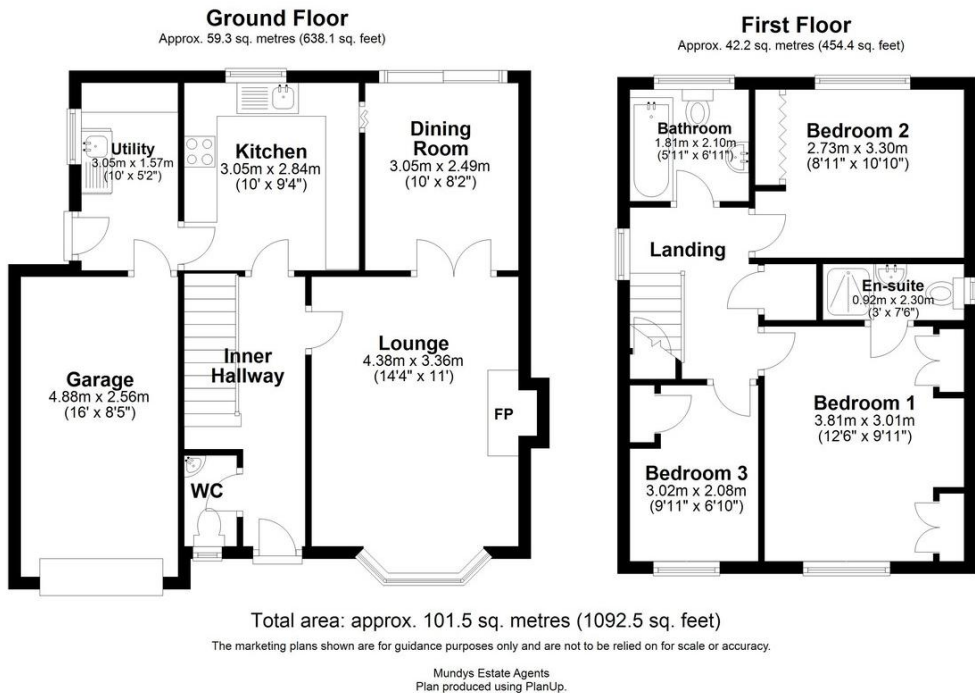
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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 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.
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