



**5 Field Close**

**Nettleham, Lincoln, LN2 2RX**

**£370,000**

This is a well-presented and extended Three Bedroom Detached Family Home positioned in this popular village of Nettleham. The property has internal accommodation which has been greatly improved and extended by the current owners, to offer an Entrance Hallway, Ground Floor Bedroom/Study (previously the Garage), Lounge, Dining Room which leads into an Open-Plan Living Kitchen with views over the garden, Utility Room and Shower Room. Stairs rising to First Floor Landing which gives access to Three Well-Appointed Bedrooms and a Bathroom. Outside, there are gardens to the front, off-street parking for many vehicles. To the rear of the property, is an enclosed private garden with a summerhouse. Viewing of the property is highly recommended to appreciate the accommodation on offer and the position it sits in this popular village of Nettleham.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**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

5' 8" x 4' 9" (1.74m x 1.47m) With uPVC door to the front, doors leading to the ground floor Bedroom/Study and the Lounge.

### GROUND FLOOR BEDROOM / STUDY

7' 5" x 15' 5" (2.27m x 4.70m) With uPVC window to the front, uPVC window to the side and radiator.

### LOUNGE

12' 2" x 12' 11" (3.72m x 3.96m) With uPVC window to the front, radiator and doors leading to the Dining Room.

### DINING ROOM

8' 4" x 10' 6" (2.56m x 3.22m) With double uPVC doors to the rear garden, opening to the Kitchen and stairs to First Floor Landing.

### KITCHEN

11' 5" x 6' 10" (3.49m x 2.09m) Fitted with a range of modern base units with stonework surfaces over, stainless steel sink with granite drainer with mixer tap, integral electric oven with four ring gas hob, oven and extraction above, integral dishwasher, wall mounted cupboards with complementary splashbacks, door to under-stairs storage cupboards, LED spotlights to ceiling and an opening via a breakfast bar to the Garden Room.

### GARDEN ROOM

11' 3" x 9' 10" (3.45m x 3.00m) With uPVC windows to the rear and side aspects, lightwells to the ceiling and door to Utility Room.

### UTILITY ROOM

5' 6" x 9' 10" (1.68m x 3.00m) With uPVC door to the rear, fitted with base units with work surfaces over, space for a washing machine and door to the Shower Room.

### SHOWER ROOM

4' 8" x 6' 4" (1.44m x 1.94m) With suite to comprise of; shower, WC, wash hand basin and radiator.

### LANDING

Giving access to Three Bedrooms, Bathroom, fitted cupboards and access to the roof void.

### BEDROOM 1

10' 1" x 13' 10" (3.09m x 4.23m) With uPVC window to the front and radiator.

### BEDROOM 2

9' 10" x 10' 5" (3.01m x 3.18m) With uPVC window to the front and radiator.





### BEDROOM 3

10' 1" x 9' 10" (3.09m x 3.02m) With uPVC window to the rear and radiator.

### BATHROOM

6' 11" x 7' 0" (2.12m x 2.14m) With uPVC window to the rear and suite to comprise of; bath, WC, wash hand basin, towel radiator and partly-tiled walls.

### OUTSIDE

To the front of the property, there is a gravel driveway providing off-street parking, lawned garden and block-paved seating area. To the rear of the property, there is a paved seating area with lawned garden, summerhouse and flowerbeds.

### SUMMERHOUSE

6' 11" x 6' 10" (2.11m x 2.09m) (could be used as a home office) With double glazed windows, double doors to the rear garden, power, lighting and fully insulated.

#### WEB SITE

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 and Home Property Lawyers 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.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

#### 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

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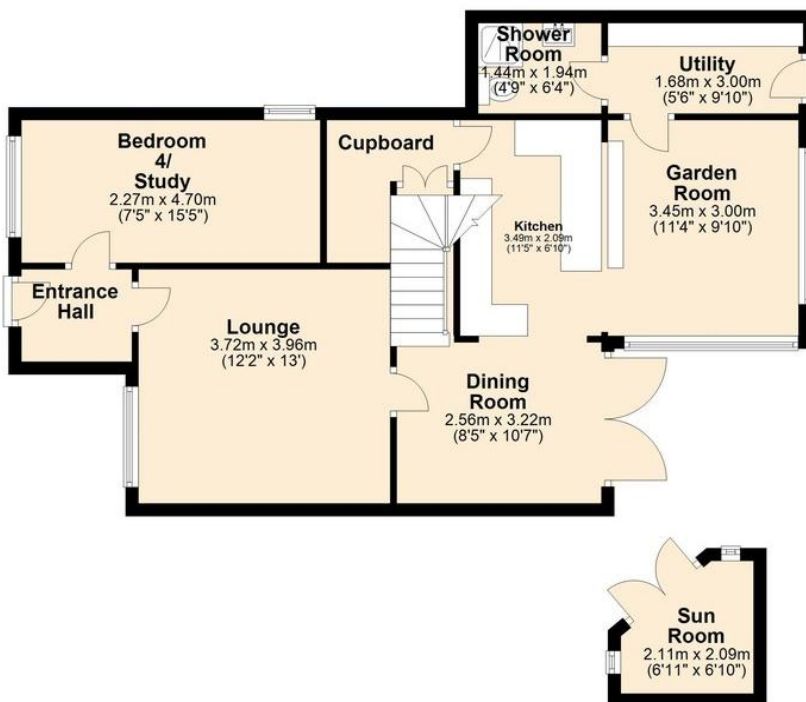




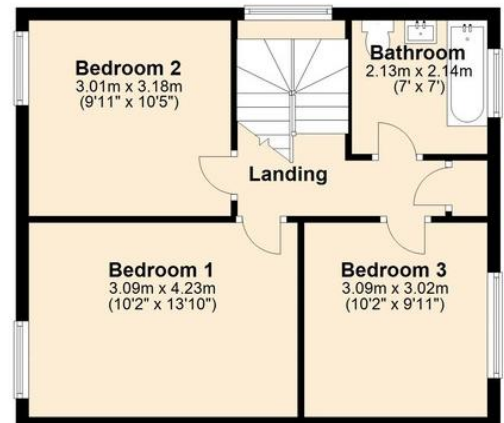




#### Ground Floor



#### First Floor



For illustration purposes only.  
Plan produced using PlanUp.

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