



63 Ridgeway

Nettleham, Lincoln, LN2 2TL



Book a Viewing!

£320,000

This is a beautifully presented 2 / 3 bedroom detached family bungalow located in the popular village of Nettleham. The property has been greatly improved and offers internal accommodation to comprise of Entrance Hallway, Lounge Diner, modern fitted Kitchen and Shower Room, two good sized Bedrooms and Bedroom 3 / Study giving access to the Conservatory. Outside there are decorative gravelled beds to the front with a driveway to the side providing off road parking and giving access to the Integral Garage. To the rear of the property there is a low maintenance garden, laid to lawn with a paved seating area and decorative raised beds with mature shrubs and trees.





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, 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.



ENTRANCE HALLWAY

Having triple glazed composite door to the front aspect, radiator, access to roof void via loft ladder and doors leading to the Lounge Diner, Kitchen, Shower Room, two Bedrooms, Bedroom 3 / Study and Storage Cupboard.

LOUNGE DINER

12' 11" x 19' 5" (3.94m x 5.92m) With uPVC windows to the front and side aspects, fireplace inset with newly installed log burner with slate hearth and wooden mantle over and two radiators.

KITCHEN

8' 9" x 12' 11" (2.67m x 3.94m) With triple glazed uPVC window and door to the side aspect, tiled flooring, fitted with a range of modern wall, base units and drawers with work surfaces over, complementary splashback, downlights, composite sink and drainer with mixer tap, induction four ring hob with extractor over, integral appliances to include oven, microwave, combination oven, dishwasher and washing machine, space for fridge freezer, LED spotlights to ceiling and radiator.

SHOWER ROOM

5' 4" x 8' 9" (1.63m x 2.67m) With uPVC window to the rear aspect, suite to comprise of shower, WC and wash hand basin in vanity cupboard, chrome towel radiator and tiled walls.

BEDROOM 1

10' 3" x 10' 4" (3.12m x 3.15m) With uPVC window to the front aspect, radiator and fitted wardrobes.

BEDROOM 2

10' 5" x 10' 4" (3.18m x 3.15m) With uPVC window to the rear aspect, radiator and fitted wardrobes.

BEDROOM 3 / STUDY

10' 2" x 7' 6" (3.1m x 2.29m) With double glazed doors leading to the Conservatory, wooden flooring, radiator and fitted shelving.

CONSERVATORY

11' 10" x 9' 10" (3.61m x 3m) With uPVC windows and double doors, ceiling fan, light and electric under floor heating.





OUTSIDE

To the front of the property there is a lawned garden with decorative flower beds and a driveway to the side providing ample off road parking for several vehicles and giving access to the Integral Garage. To the rear of the property the garden is laid to lawn with paved seating area, greenhouse and decorative raised beds with mature shrubs and trees and enjoying views over farmland.

GARAGE

With Everest double doors to the front aspect and window to the rear aspect with 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

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.

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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 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.

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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 these 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

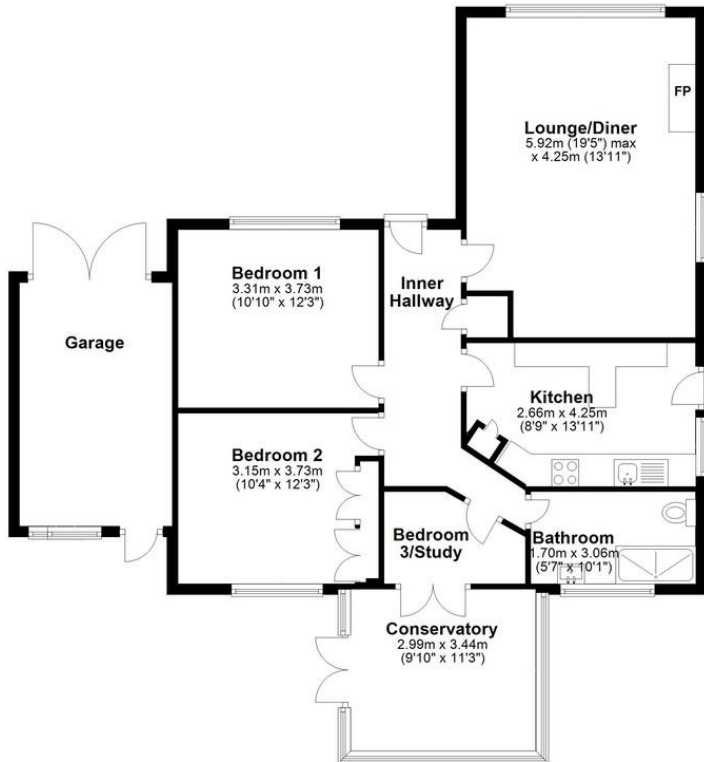
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Ground Floor

Approx. 103.6 sq. metres (1115.3 sq. feet)



Total area: approx. 103.6 sq. metres (1115.3 sq. feet)

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

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
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