



18 North Street, Nettleham,
Lincoln, LN2 2PA



Book a Viewing!

£450,000

A beautiful three bedroom link detached family home in the centre of the desirable village of Nettleham. The spacious accommodation comprises of Hall, Cloakroom/WC, Lounge, Dining Room, modern Kitchen diner with integrated appliances, Utility Room and a First Floor Landing leading to three Bedrooms, Master En-Suite Shower Room and Family Bathroom. Outside there is a Front Garden, a Driveway and an enclosed private Rear Garden. Viewing of this property is very highly recommended to appreciate the standard of accommodation on offer.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

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

HALL

With staircase to the first floor, understairs storage cupboard, laminate flooring and radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, laminate flooring, chrome towel radiator and double glazed window to the side aspect.

LOUNGE

19' 10" x 12' 9" (6.07m x 3.91m) With double glazed bay window to the front aspect, double glazed French doors to the rear garden, gas fire set within a feature fireplace, laminate flooring and radiator.



KITCHEN/DINER

18' 2" x 10' 8" (5.54m x 3.27m) Fitted with a range of wall and base units with worktops over, display cupboards, eye level electric oven, induction hob with extractor fan over, integrated fridge freezer, 1½ bowl sink with side drainer and mixer tap over, breakfast bar, laminate flooring, spotlights, radiator, double glazed window to the rear aspect and double glazed French doors to the garden.

DINING ROOM

13' 8" x 8' 9" (4.18m x 2.68m) With double glazed French doors to the garden, laminate flooring, radiator and spotlights.



UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, laminate flooring, radiator and spotlights.

FIRST FLOOR LANDING

With double glazed window to the front aspect and radiator.

BEDROOM 1

12' 5" x 12' 0" (3.80m x 3.66m) With double glazed window to the rear aspect and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls, tiled flooring, chrome towel radiator, spotlights and double glazed window to the rear aspect.

BEDROOM 2

14' 4" x 10' 7" (4.39m x 3.25m) With double glazed window to the rear aspect and radiator.



BEDROOM 3

10' 9" x 8' 5" (3.28m x 2.57m) With double glazed window to the front aspect, range of fitted wardrobes and radiator.

BATHROOM

Fitted with a three piece suite comprising of freestanding back, close coupled WC and pedestal wash hand basin, tiled walls, tiled flooring, chrome towel radiator, spotlights and double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a lawned garden behind brick wall with mature shrubs. To the side of the property there is a driveway providing off street parking. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area, pergola, mature shrubs, flowerbeds, shed and summer house.

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.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 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.

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

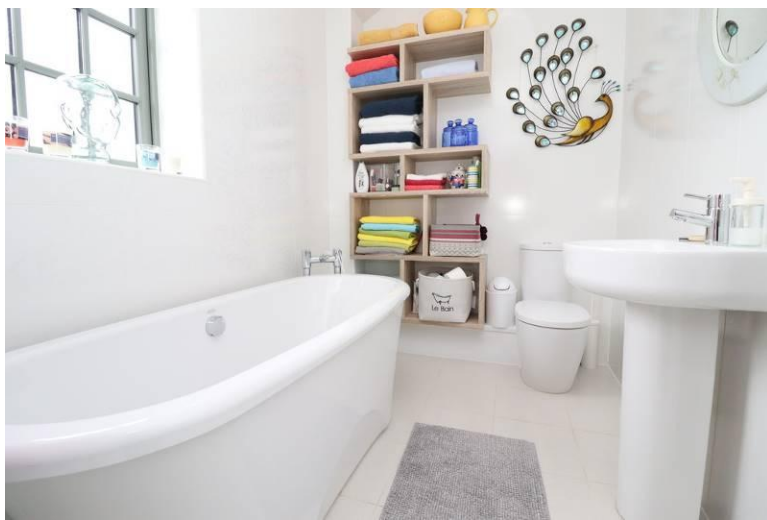
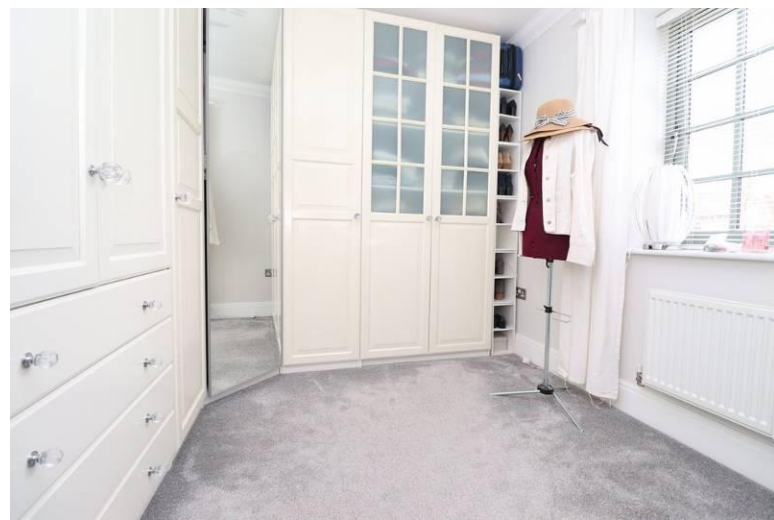
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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:

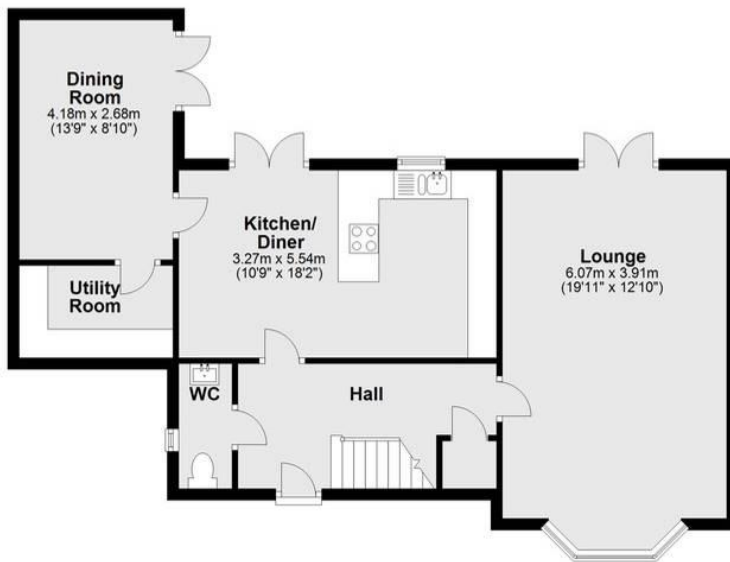
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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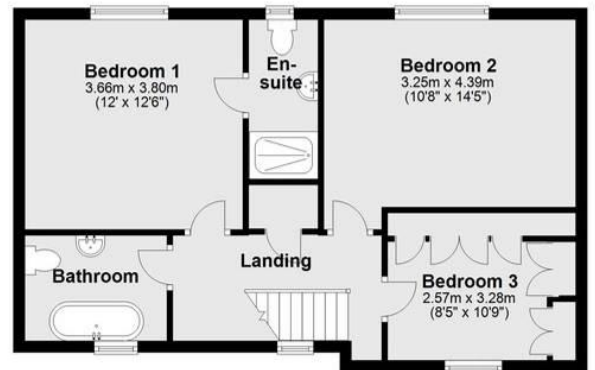
Ground Floor

Approx. 71.5 sq. metres (769.6 sq. feet)



First Floor

Approx. 55.1 sq. metres (592.7 sq. feet)



Total area: approx. 126.6 sq. metres (1362.3 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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