



**Deepdale Lane, Nettleham,  
Lincoln, LN2 2LT**



**Book a Viewing!**

**£675,000**

Situated in a fantastic non estate position within the ever popular village of Nettleham, an exquisite and thoughtfully extended four bedroom detached family home with well proportioned accommodation comprising of Porch, Hall, Cloakroom/WC, Lounge, Dining Room, modern Kitchen, Utility Room and a First Floor Landing leading to four Bedrooms, two with En-suite Bathrooms and a family Shower Room. Outside there is a generous plot with wraparound gardens to the front, side and rear, a driveway providing plenty of off street parking and a double garage. Viewing of this fine family home is highly recommended.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – F.**

**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

### ENTRANCE HALL

With understairs storage cupboard, boiler cupboard, wood effect flooring and double glazed window to the front aspect.

### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, wood effect flooring and double glazed window to the side aspect.

### LOUNGE

26' 2 (max)" x 20' 4 (max)" (7.98m x 6.2m) With double glazed bay window to the rear aspect, double glazed window to the side aspect, double glazed French doors to the garden, electric feature fire, solid wooden flooring and three radiators.

### DINING ROOM

30' 0" x 17' 10" (9.16m x 5.46m) With double glazed bay window to the side aspect, two double glazed windows to the front aspect, double glazed French doors to the garden, solid wooden flooring, spotlights and three radiators.

### KITCHEN

14' 7" x 12' 11" (4.47m x 3.96m) Fitted with a modern range of wall and base units with work surfaces over, integrated fridge, microwave and dishwasher, eye level electric oven, induction hob with extractor fan over, stainless steel 1½ bowl undermount sink with mixer tap over, pantry cupboards, concealed door to the utility room, breakfast bar, wood effect flooring, spotlights, radiator and double glazed window to the front aspect.

### UTILITY ROOM

Fitted with wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, spaces for washing machine and tumble dryer, wood effect flooring, spotlights, door to the rear garden and double glazed window to the rear aspect.

### INNER HALLWAY

With staircase to the first floor and wood effect flooring.

### FIRST FLOOR LANDING

### BEDROOM 1

29' 10 (max)" x 18' 2" (9.09m x 5.54m) With four double glazed windows to the front, side and rear aspects, walk in wardrobe, solid wooden flooring, two radiators, spotlights and air conditioning unit.

### EN-SUITE BATHROOM

Fitted with a three piece suite comprising of jacuzzi bath with shower over, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, wood effect laminate flooring, spotlights, chrome towel radiator, radiator, storage cupboards and double glazed window to the front aspect.







## BEDROOM 2

With three double glazed windows to the front and rear aspects, fitted wardrobes, airing cupboard and radiator.

## EN-SUITE BATHROOM

Fitted with a three piece suite comprising of jacuzzi bath, close coupled WC and wash hand basin in a vanity style unit, tiled walls, wood effect laminate flooring, spotlights and radiator.

## BEDROOM 3

11' 10" x 11' 8" (3.61m x 3.57m) With double glazed window to the side aspect, fitted wardrobe and radiator.



## BEDROOM 4

8' 11" x 8' 0" (2.73m x 2.46m) With double glazed window to the rear aspect and radiator.

## SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, part tiled walls, wood effect laminate flooring, towel radiator and double glazed window to the side aspect.

## OUTSIDE

The property sits on a generous wraparound plot of approximately 0.20 acres (STS), with gardens to the front, side and rear, laid mainly to lawn with patio seating areas, mature shrubs and flowerbeds. To the front there is a gated driveway providing off street parking for multiple vehicles and giving access to the double garage. The garage has an electric up and over door to the front, light and power.



## 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

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## 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:

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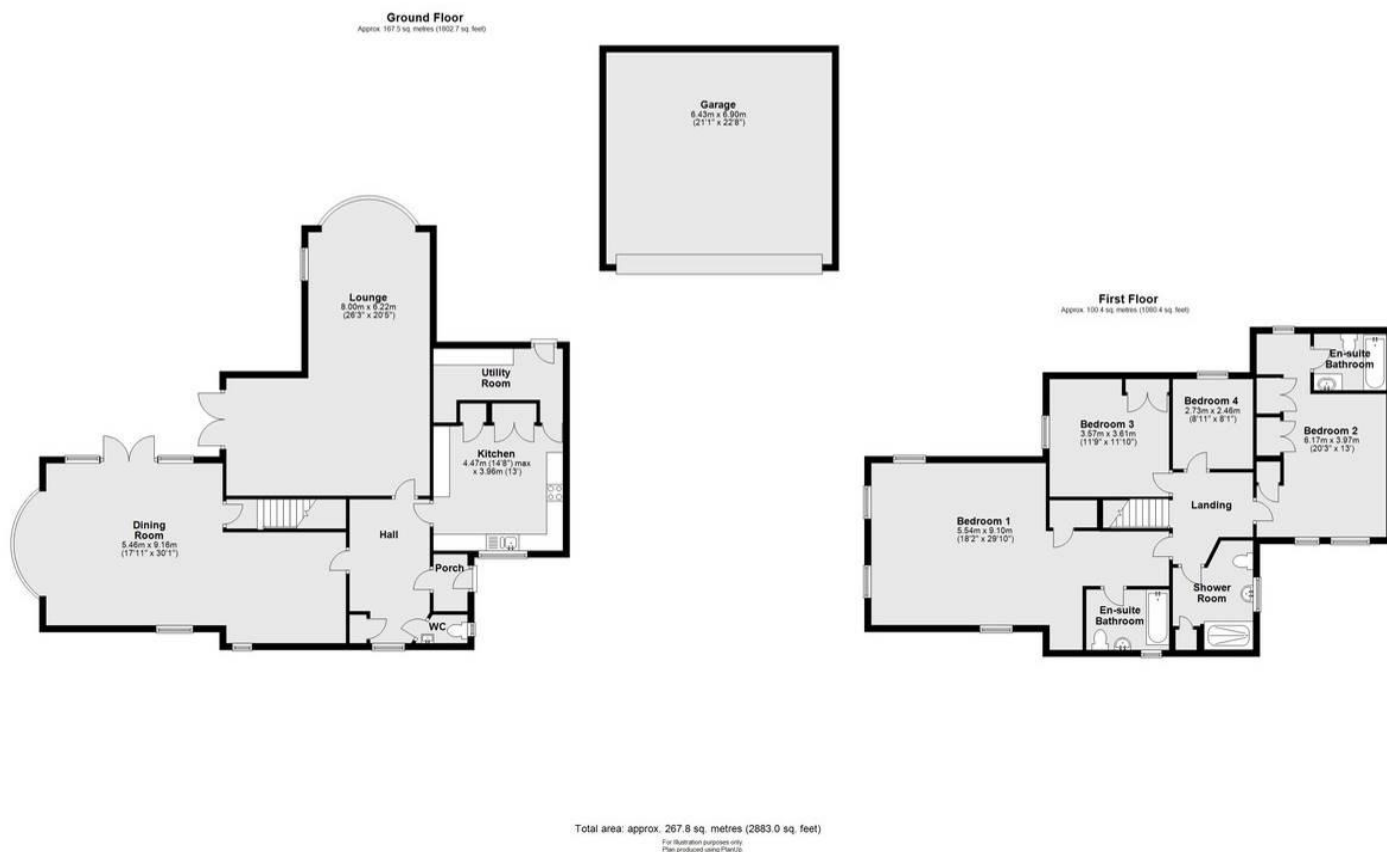
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

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