



4 Beech Avenue

Nettleham, Lincoln, LN2 2PP



Book a Viewing!

£340,000

A larger than average and extended detached three bedroom family bungalow positioned in this prime location within the popular village of Nettleham. The property has internal accommodation to comprise of Entrance Porch, Inner Hallway, Lounge, Dining Area, fitted Kitchen, three well-appointed Bedrooms, Shower Room, Rear Hallway leading to the Converted Garage which is currently used as a Study/Workshop and a Conservatory. To the rear of the property there is a well-stocked landscaped garden. To the front of the property there is a lawned garden with flowerbeds and two driveways providing ample off road parking and giving access to the garages. Viewing of the property is highly recommended.





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.



PORCH

With UPVC sliding doors, UPVC window, door to the inner hallway and an exposed stone wall.

INNER HALLWAY

With radiator, airing cupboard and doors to the rear hallway, kitchen, three bedrooms, shower room and lounge.

KITCHEN

11' 9" x 7' 11" (3.59m x 2.42m) With UPVC window to the side aspect, fitted with base units and drawers with work surfaces over, wall mounted cupboards with complementary tiling, serving hatch to the dining area, spaces for a cooker and washing machine, stainless steel sink unit and drainer and full height storage cupboards.



LOUNGE

16' 8" x 11' 6" (5.10m x 3.53m) With UPVC full height window to the front aspect, beams to the ceiling, opening to the dining area and a radiator.

DINING AREA

7' 8" x 7' 7" (2.34m x 2.33m) With UPVC window to the front aspect, beams to the ceiling and radiator.

SHOWER ROOM

6' 5" x 5' 0" (1.97m x 1.53m) With UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, partly tiled walls and radiator.

BEDROOM 1

11' 2" x 10' 6" (3.42m x 3.22m) With UPVC window to the rear aspect, radiator and fitted wardrobe.



BEDROOM 2

10' 1" x 8' 5" (3.09m x 2.58m) With UPVC window to the rear aspect and radiator.

BEDROOM 3

11' 1" x 6' 0" (3.38m x 1.84m) With UPVC double doors to the rear aspect and radiator.

REAR HALL

With doors to the conservatory and converted garage/study/workshop.

CONSERVATORY

7' 3" x 10' 7" (2.22m x 3.23m) With vinyl floor covering and UPVC windows and door to the rear garden.

CONVERTED GARAGE/STUDY/WORKSHOP

15' 2" x 7' 8" (4.63m x 2.36m) With window to the conservatory, power and lighting.



OUTSIDE

To the front of the property there is a lawned garden with flowerbeds, a gravelled driveway providing off road parking and a further driveway providing ample off road parking and giving access to the Garage. To the rear of the property there is a concrete seating area, paved area, decorative gravelled beds, lawned garden, mature shrubs, trees, flowerbeds and a garden shed.



SECOND GARAGE

14' 9" x 7' 8" (4.50m x 2.36m)

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

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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.

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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 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.

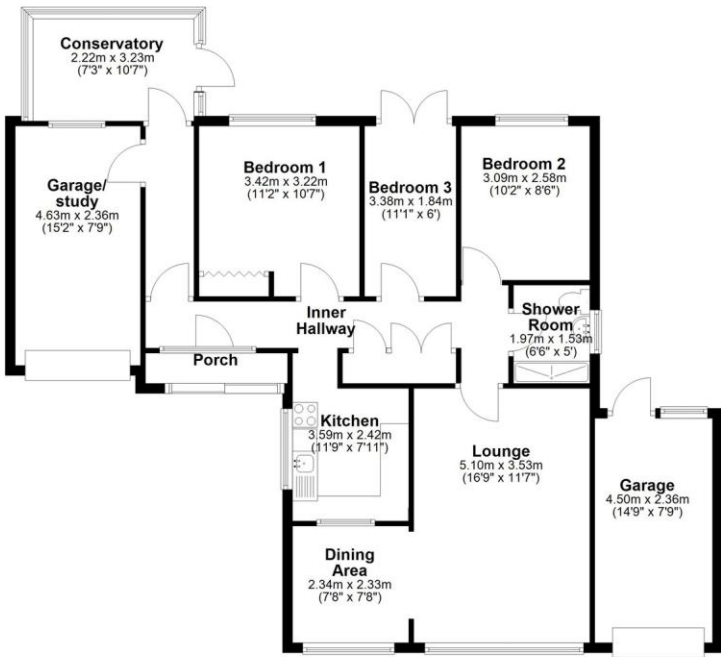
GENERAL

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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Ground Floor



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29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

