



**31 Sudbrooke Lane**

Nettleham, Lincoln, LN2 2RW



Book a Viewing!

## OFFERS IN EXCESS OF £280,000

Situated in a non-estate position in the heart of the ever popular village of Nettleham, a spacious and extended two bedroom detached bungalow with accommodation comprising of entrance hall, lounge, kitchen/diner, utility room, two double bedrooms with the master having a dressing room and en-suite shower room and a bathroom. Outside there are generous front and rear gardens, a driveway and single garage. The property is in need of some modernisation and viewing is highly recommended to appreciate the potential on offer. No Onward Chain.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — D.

**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 radiator.

### LOUNGE

16' 4" x 11' 9" (5.00m x 3.60m) With double glazed bay window to the front aspect, gas fire set within a feature fireplace, feature bar and radiator.

### KITCHEN/DINER

19' 10 (max)" x 19' 1 (max)" (6.05m x 5.82m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, gas hob, eye level electric oven, tiled flooring and splashbacks, radiator, double glazed windows to the side and rear aspects and double glazed sliding patio doors to the rear garden.

### UTILITY ROOM

Fitted with a range of base units with work surfaces over, stainless sink with side drainer, space for washing machine, tiled flooring, double glazed window to the rear aspect and door to the rear garden.

### BEDROOM 1

11' 11" x 11' 9" (3.65m x 3.60m) With a range of fitted bedroom furniture including wardrobes, over bed storage and dressing table and radiator.



### DRESSING AREA

9' 10" x 7' 10" (3.02m x 2.41m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.



### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin and close coupled WC, radiator, tiled walls and double glazed window to the rear aspect.

### BEDROOM 2

10' 11" x 10' 0" (3.35m x 3.06m) With a range of fitted wardrobes, double glazed bay window to the front aspect and radiator.



### BATHROOM

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and close coupled WC, airing cupboard, radiator, tiled walls and flooring.



## OUTSIDE

To the front of the property there is a garden laid mainly to lawn with mature shrubs and a driveway providing off street parking for multiple vehicles and access to the single garage. The garage has twin opening doors to the front, light and power. To the rear there is a generous enclosed garden laid mainly to lawn with a patio seating area and mature shrubs.

### 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

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 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

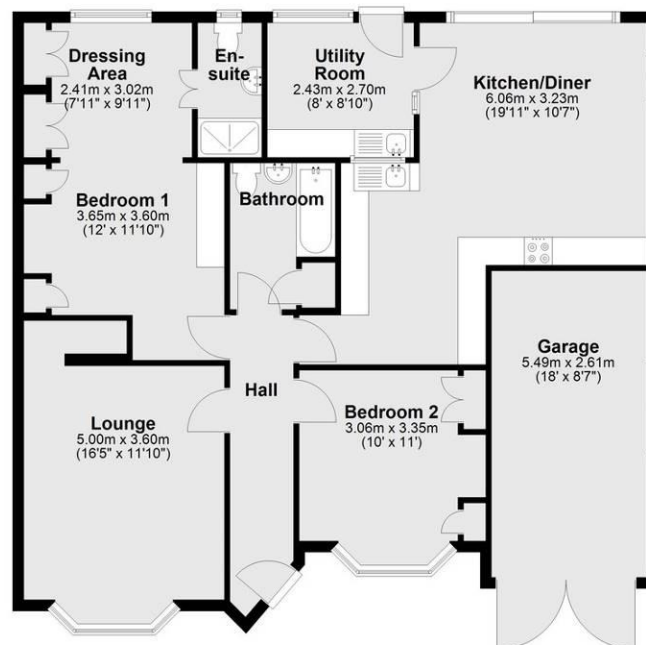
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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## Ground Floor

Approx. 109.1 sq. metres (1174.2 sq. feet)



Total area: approx. 109.1 sq. metres (1174.2 sq. feet)

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.

