



## 23 Greenfields

Nettleham, Lincoln, LN2 2RY



Book a Viewing!

**£265,000**

A Detached Bungalow situated within the ever popular village of Nettleham, which is located just to the north of the Cathedral City of Lincoln. The internal accommodation briefly comprises of Main Entrance Hall, Lounge, Kitchen/Diner, Inner Hallway, Three Bedrooms and a Family Bathroom. Outside there are well-maintained gardens to both the front and rear, a driveway and attached single garage. The property does require some updating and benefits from gas central heating. The property is being sold with No Onward Chain and viewing is recommended.





#### **SERVICES**

All mains services available. Gas central heating.

#### **NOTE**

The property has had a new electrical installation on 16th April 2025.

**EPC RATING** — to follow.

**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.







## ACCOMMODATION

### ENTRANCE HALL

With main entrance door and single radiator.

### LOUNGE

15' 4" x 11' 11" (4.67m x 3.63m) With UPVC bow window to the front elevation and double radiator.

### KITCHEN/DINER

11' 6" x 11' 3" (3.51m x 3.43m) With fitted wall, base units and drawers with work surfaces over, sink unit and drainer, further pantry cupboards, plumbing for washing machine, single radiator, UPVC windows to the side and front elevations and UPVC side entrance door.

### INNER HALLWAY

With built-in storage cupboard, radiator and an airing cupboard housing the hot water cylinder and gas central heating boiler.

### BEDROOM

11' 5" x 11' 5" (3.48m x 3.48m) With UPVC window to the rear elevation and single radiator.

### BEDROOM

11' 4" x 8' 11" (3.45m x 2.72m) With UPVC window to the rear elevation and single radiator.

### BEDROOM

8' 5" x 6' 5" (2.57m x 1.96m) With UPVC window to the rear elevation and single radiator.

### BATHROOM

With suite to comprise of bath, WC and wash hand basin, tiled flooring, part tiled surround, single radiator and UPVC window to the side elevation.

### OUTSIDE

To the front of the property there is a driveway providing off road parking and access to the attached single garage. There are well-maintained gardens to both the front and rear. The front garden has a lawned area and a variety of flowerbeds and shrubs. There is side gated access leading to the well-maintained rear garden with a lawned area, a wide variety of flowerbeds and shrubs and two sheds.





#### WEBSITE

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#### 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, 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.

#### 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

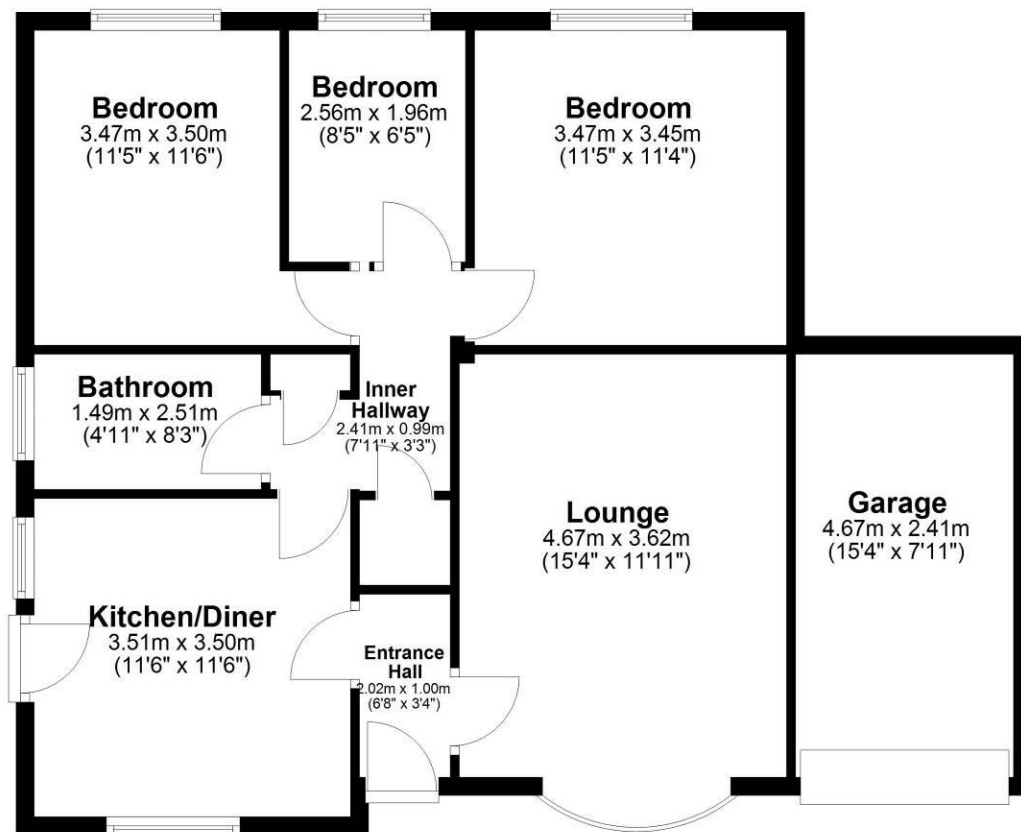
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## Floor Plan

Approx. 82.1 sq. metres (884.0 sq. feet)



Total area: approx. 82.1 sq. metres (884.0 sq. feet)

**23 Greenfields , Nettleham**

**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.

