



7 Ashtree Avenue

Nettleham, Lincoln, LN2 2TQ



Book a Viewing!

£350,000

Situated in a cul-de-sac position in the popular village of Nettleham, just to the North of the Cathedral City of Lincoln, an immaculately presented Four Bedroom Detached Dormer Bungalow. The spacious accommodation has been much improved by the current owner and comprises of Entrance Hall, Lounge, modern Kitchen/Diner, Four Bedrooms and Shower Room. Outside there is a landscaped garden to the front, a driveway providing off street parking and a beautiful enclosed garden with garage (no vehicular access) to the rear. Viewing of this high specification property is highly recommended to appreciate all it has to offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

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.



HALL

With staircase to the first floor, understairs storage cupboard, double glazed French doors to the rear garden, laminate flooring and radiator.

KITCHEN/DINER

14' 2" x 10' 6" (4.34m x 3.22m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, spaces for fridge freezer, washing machine and tumble dryer, tiled splashbacks, wall mounted gas fired central heating boiler, radiator and double glazed windows to the front and side aspects.

LOUNGE

16' 5" x 13' 10" (5.02m x 4.24m) With double glazed bow window to the front aspect and radiator.

BEDROOM 1

13' 9" x 9' 10" (4.20m x 3.01m) With fitted wardrobes, double glazed window to the rear aspect and radiator.

BEDROOM 2

10' 4" x 7' 10" (3.17m x 2.39m) With double glazed window to the rear aspect and radiator.

SHOWER ROOM

9' 3" x 5' 11" (2.82m x 1.81m) Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, tiled walls, laminate flooring, spotlights, chrome towel radiator and double glazed window to the rear aspect.



FIRST FLOOR LANDING

BEDROOM 3

13' 6" x 10' 6" (4.13m x 3.21m) With eaves storage, Velux window to the rear aspect and radiator.

BEDROOM 4

13' 6" x 9' 7" (4.13m x 2.94m) With eaves storage, storage cupboard, Velux window to the rear aspect and radiator.



OUTSIDE

To the front of the property is a driveway providing off street parking for multiple vehicles. There is a landscaped front garden with gravelled area and mature shrubs. To the rear of the property is an enclosed garden with a large patio seating area, raised lawned area with mature shrubs and flowerbeds and summer house. There is also a detached garage (no vehicular access) with 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

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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 Gibson 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.

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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.

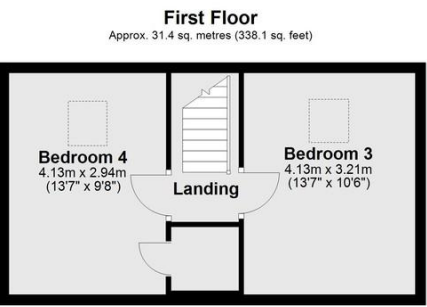
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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 refer to themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- 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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Total area: approx. 108.3 sq. metres (1165.9 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.

