



26 Lodge Lane

Nettleham, Lincoln, LN2 2RS



Book a Viewing!

Offers in excess of £295,000

A non-estate detached bungalow situated within the sought after village of Nettleham and being within close proximity of the Village Centre. The internal accommodation briefly comprises of Entrance Hall, Inner Hallway, Lounge, Dining Room, Kitchen, Conservatory, three Bedrooms and Shower Room. Outside the property is positioned on a generous plot with gardens to the front, side and rear. There is driveway providing ample off road parking and giving access to the attached Tandem Garage and Car Port. There is also a Workshop (in need of some repair). The property further benefits from oil fired central heating.





SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC RATING – E.

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 Superstore, public houses and other amenities. There are infant and junior schools in the village, a teacher lead nursery within Nettleham Infant School and all grades of schooling are available in Uphill Lincoln and nearby villages.





ACCOMMODATION

ENTRANCE HALL

With uPVC main entrance door, single radiator and access to loft (with a loft ladder and partially boarded).

LOUNGE

15' 1" x 9' 11" (4.6m x 3.02m) With double glazed sliding patio doors to the Conservatory, coving to ceiling and single and double radiators.

DINING ROOM

12' 0" x 11' 7" (3.66m x 3.53m) With uPVC window to the side elevation, single radiator and fireplace.

KITCHEN

11' 6" x 11' 4" (3.51m x 3.45m) Fitted with a range of wall, base units and drawers with work surfaces over, further fitted tall cupboards, plumbing for washing machine, coving to ceiling, double radiator, sink unit and drainer and uPVC window to rear elevation.

CONSERVATORY

10' 9" x 11' 6" (max) (3.28m x 3.51m (max)) With double glazed windows, double glazed sliding doors to the rear garden and courtesy door to the Tandem Garage.

BEDROOM

12' 7" (max into bay) x 10' 11" (3.84m (max into bay) x 3.33m) With uPVC bay window to front elevation, single radiator and coving to ceiling.



BEDROOM

11' 0" x 10' 11" (3.35m x 3.33m) With uPVC window to front elevation, single radiator and coving to ceiling.

BEDROOM

9' 11" x 8' 11" (3.02m x 2.72m) With double glazed window to side elevation and single radiator.

SHOWER ROOM

7' 9" x 6' 10" (2.36m x 2.08m) With walk-in shower area, WC, wash hand basin, extractor fan, single radiator, uPVC window to side elevation and airing cupboard housing the hot water cylinder.



OUTSIDE

The property is situated on a generous plot with lawned gardens to the front, side and rear. Front lawned garden with a driveway to the side providing ample off road parking and giving access to the attached Tandem Garage and Car Port. Rear and side mature lawned gardens and workshop.

GARAGE

28' 9" x 9' 9" (max) (8.76m x 2.97m (max)) With double doors, light, power and housing the oil fired central heating boiler.

WORKSHOP

29' 3" x 16' 9" (max) (8.92m x 5.11m (max)), With two windows (which is in need of repair).





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

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 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.

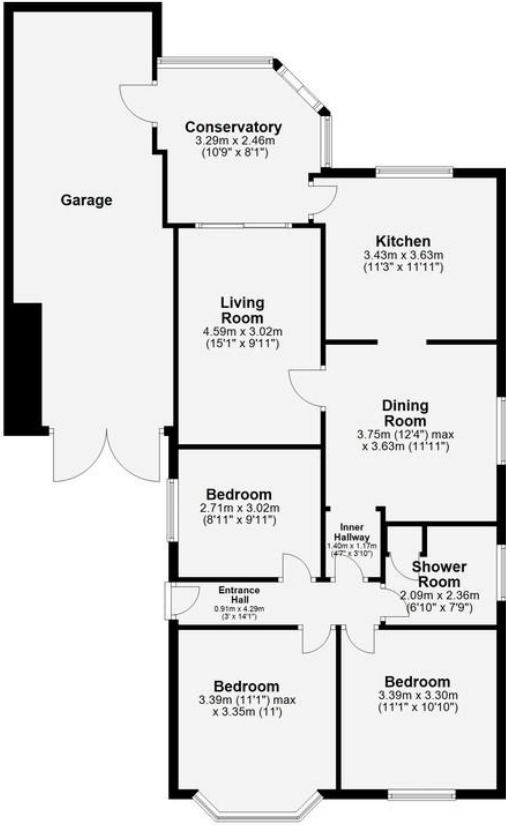
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
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:

- 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.
- 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Floor Plan
Approx. 124.5 sq. metres (1340.4 sq. feet)



Total area: approx. 124.5 sq. metres (1340.4 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.
26 Lodge Lane, Nettleham, Lincoln

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.

