



**68 Washdyke Lane, Nettleham,
Lincoln, LN2 2PY**



Book a Viewing!

£585,000

Situated on a pleasant, non-estate plot in the highly desirable village of Nettleham, this spacious Five-Bedroom Detached home has been lovingly maintained by its sole owner since its construction in 1999. Immaculately presented throughout, the property offers generous and versatile living accommodation, ideal for family life. The ground floor comprises of a welcoming Entrance Hall, a bright and airy Lounge, versatile Family/Dining Room, contemporary Breakfast Kitchen, complimenting Utility Room and Cloakroom/WC. To the First Floor is a Landing leading to five well-appointed Bedrooms, including a Master Bedroom with En-suite Shower Room, and a stylish four piece Family Bathroom. Outside, the property benefits from a large driveway offering ample off street parking, an integral single garage, and a generous enclosed rear garden that enjoys a private aspect, backing onto open fields. A rare opportunity to acquire a beautifully maintained family home in one of Lincolnshire's most sought-after villages. Viewing is highly recommended. NO CHAIN.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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

A welcoming entrance hall with staircase to the first floor with stylish glass baluster, Herringbone wooden flooring and two radiators.

LOUNGE

17' 10" x 11' 9" (5.46m x 3.60m) With double glazed bay window to the front aspect, double glazed window to the side aspect, gas fire set within a decorative fire surround, Herringbone wooden flooring and two radiators.



FAMILY/DINING ROOM

24' 8" x 9' 7" (7.53m x 2.93m) With double glazed French doors to the rear garden, two double glazed windows to the side aspects, gas fire, laminate flooring and two radiators.

KITCHEN/BREAKFAST ROOM

18' 5" x 10' 5" (5.63m x 3.19m) Fitted with a stylish range of base units with work surfaces over, breakfast bar with downlighters, storage cupboards, undermount 1½ bowl sink with side drainer and mixer tap over, integrated fridge, eye level gas oven, 5 ring gas hob, tall radiator, double glazed window to the side aspect and double glazed French doors to the rear garden.



UTILITY ROOM

Fitted with a range of wall and base units to compliment the kitchen with work surfaces over, undermount sink with side drainer and mixer tap over, integrated dishwasher, space for washing machine, tiled splashbacks, radiator and back door to the side of the house.

CLOAKROOM/WC

With close coupled WC and wash hand basin in a vanity style unit.

FIRST FLOOR LANDING

With airing cupboard with radiator, loft access point, wooden flooring and radiator.



BEDROOM 1

17' 10" x 11' 8" (5.46m x 3.58m) With a range of fitted wardrobes, wooden flooring, radiator and double glazed window to the front aspect.

EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, chrome towel radiator, part tiled walls, spotlights and double glazed window to the front aspect.



BEDROOM 2

13' 1" x 9' 4" (4.00m x 2.86m) With a double fitted wardrobe, radiator and double glazed window to the front aspect.

BEDROOM 3

13' 4" x 9' 4" (4.08m x 2.85m) With a double fitted wardrobe, radiator and double glazed window to the rear aspect.

BEDROOM 4

11' 9" x 9' 5" (3.60m x 2.89m) With a double fitted wardrobe, radiator and double glazed window to the rear aspect.



BEDROOM 5

9' 5" x 6' 2" (2.88m x 1.88m) With radiator and double glazed window to the rear aspect.

BATHROOM

Fitted with a four piece suite comprising of freestanding bath tub, shower cubicle, wash hand basin in a vanity style unit and close coupled WC, chrome towel radiator, spotlights and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a large block paved driveway providing off street parking for multiple vehicles and giving access the integral garage. The garage has an electric roller door to the front, personnel door to the kitchen, wall mounted gas fired central heating boiler, light and power. The property has a generous non estate rear garden backing onto open fields. The garden is laid mainly to lawn with a block paved patio seating area, a decked seating area, mature shrubs and flowerbeds and garden shed.





WEB SITE

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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 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 and J Walter 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:

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

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Total area: approx. 185.9 sq. metres (2001.3 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

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