



## 19 Beech Avenue

Nettleham, Lincoln, LN2 2PP



Book a Viewing!

**£335,000**

Beautifully positioned within the ever desirable village of Nettleham, just north of Lincoln's historic Cathedral Quarter, this three bedroom detached home occupies an exceptional and generously proportioned plot. The property offers attractively presented and spacious living accommodation comprising a welcoming Entrance Hall, Cloakroom/WC, a light filled Lounge, Dining Room, fitted Kitchen and a side Porch. The First Floor Landing leads to three comfortable Bedrooms and a family Bathroom. Externally, the property enjoys an expansive frontage with a driveway offering ample off street parking and a single garage. The front and rear gardens are deceptively spacious, providing excellent potential for landscaping, outdoor entertaining or future enhancement. This exceptional family home, set within one of the area's most sought after villages, simply must be viewed to be fully appreciated.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — D.

**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.







#### ENTRANCE HALL

With staircase to the first floor, under stairs storage cupboard, wooden flooring and radiator.

#### CLOAKROOM/WC

With close coupled WC, wash hand basin, wooden flooring, radiator and double glazed window to the front aspect.

#### LOUNGE

16' 4" x 10' 11" (4.99m x 3.33m) With double glazed bow window to the rear aspect, brick fireplace, parquet flooring and radiator.

#### DINING ROOM

14' 11" x 8' 10" (4.57m x 2.71m) With double glazed window to the rear aspect, double glazed French doors to the rear garden, parquet flooring and radiator.



#### KITCHEN

12' 3" x 12' 3" (3.75m x 3.74m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for cooker, washing machine and fridge freezer, tiled splashbacks, radiator and double glazed window to the front aspect.

#### SIDE PORCH

With doors to the front and rear aspects and tiled flooring.

#### FIRST FLOOR LANDING

With double glazed window to the front aspect.



#### BEDROOM 1

12' 7" x 10' 10" (3.85m x 3.32m) With double glazed window to the rear aspect, double wardrobe and radiator.

#### BEDROOM 2

11' 1" x 10' 11" (3.40m x 3.33m) With double glazed window to the rear aspect, double wardrobe and radiator.

#### BEDROOM 3

9' 1" x 7' 10" (2.77m x 2.41m) With double glazed window to the front aspect, double wardrobe and radiator.

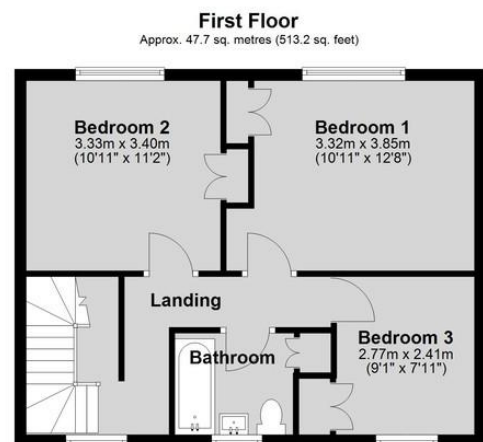
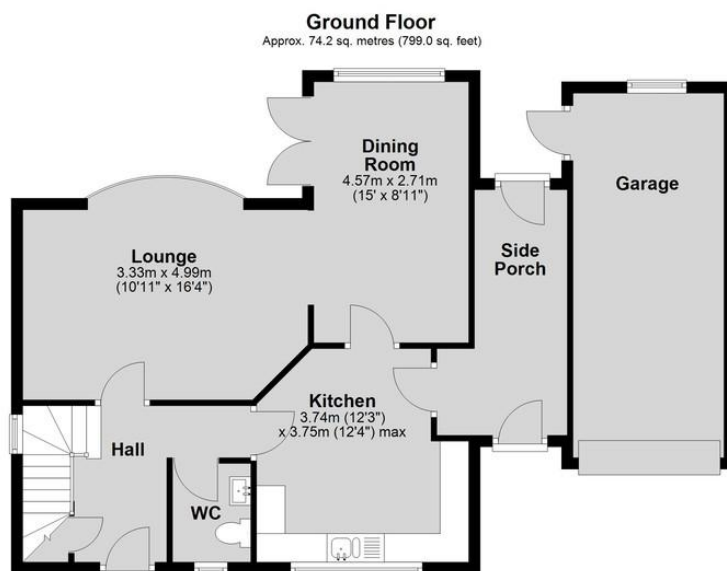
#### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, chrome towel radiator, airing cupboard and double glazed window to the front aspect.



#### OUTSIDE

The property sits on a generous plot with lawned gardens to the front and a driveway providing off street parking for multiple vehicles and access to the garage. The garage has an up and over door to the front, personnel door and window to the rear, light and power. To the rear of the property there is a generous enclosed garden, laid mainly to lawn with patio seating area, mature shrubs and trees.



Total area: approx. 121.9 sq. metres (1312.2 sq. feet)

#### WEBSITE

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, 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.

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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 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.
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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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