



## 7 Chapel Lane

Nettleham, Lincoln, LN2 2NX



Book a Viewing!

**£275,000**

Situated in the heart of the highly sought after village of Nettleham, a beautiful character Cottage. This Two Bedroom Cottage retains many charming character features throughout with internal accommodation comprising of a welcoming Lounge/Diner and a fitted Kitchen, with a First Floor Landing leading to Two Double Bedrooms and a modern Shower Room. Externally, the property benefits from a delightful courtyard garden to the front, along with an enclosed cottage style garden to the rear. Viewing is highly recommended to fully appreciate the character and location of this lovely home.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — to follow.

**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.





## ACCOMMODATION

### LOUNGE/DINER

19' 9" x 11' 10" (6.04m x 3.63m) With glazed entrance door, double glazed window to the front aspect, feature exposed stone walls, oak flooring and two radiators.

### KITCHEN

14' 10" x 11' 10" (4.53m x 3.63m) Fitted with a range of wall and base units with work surfaces over, high-level electric oven electric hob with extractor fan, stainless steel sink with side drainer and mixer tap, spaces for fridge freezer, washing machine and slimline dishwasher, tiled flooring, staircase to the first floor, understairs storage cupboard, tiled flooring, spotlights, radiator, double glazed window to the rear aspect and glazed door to the rear garden.

### FIRST FLOOR LANDING

With airing cupboard, loft access point, oak flooring, spotlights and radiator.

### BEDROOM 1

12' 7" x 11' 10" (3.84m x 3.61m) With double glazed window to the front aspect, spotlights and radiator.

### BEDROOM 2

13' 8" x 10' 6" (4.19m x 3.21m) With double glazed window to the rear aspect, oak flooring, spotlights and radiator.

### SHOWER ROOM

Fitted with a three piece suite comprising of walk in shower cubicle, close coupled WC and wash hand basin, chrome towel radiator, tiled flooring and spotlights.

### OUTSIDE

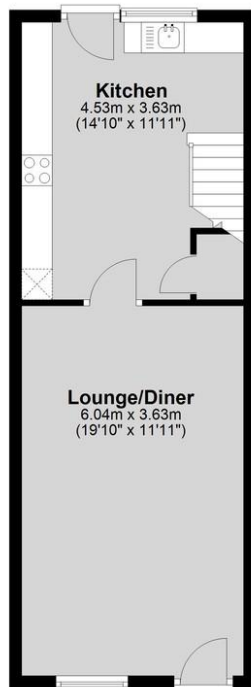
To the front of the property there is a courtyard garden behind iron fencing laid mainly to gravel with shrubs. To the rear there is an enclosed garden laid mainly to lawn with patio seating area, mature shrubs, well stocked flowerbeds and garden shed.





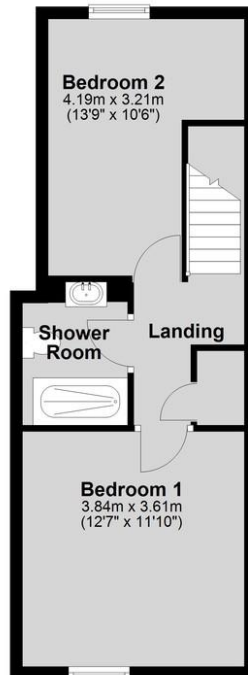
### Ground Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



### First Floor

Approx. 36.6 sq. metres (394.5 sq. feet)



Total area: approx. 75.4 sq. metres (811.4 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.

#### 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.
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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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