



**7 Cliff Avenue,
Nettleham, LN2 2PU**



Book a Viewing!

Offers in Excess of £300,000

Situated on a pleasant corner plot in the sought after village of Nettleham, a spacious Three Bedroom Detached House with accommodation comprising of Porch, Entrance Hall, Lounge/Diner, Dining Room, Kitchen, Utility Room, Cloakroom/WC, First Floor Landing, three well appointed Bedrooms and four piece Family Bathroom. Outside there is an in and out driveway, single garage and established front, side and rear gardens. Viewing is highly recommended. NO CHAIN.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

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

PORCH

With tiled flooring

HALL

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

DINING ROOM

12' 4" x 7' 10" (3.76m x 2.39m) With double glazed picture window to the front aspect and radiator.

LOUNGE DINER

18' 6" x 17' 5" (5.65m x 5.31m) With double glazed windows to the front and side aspects, gas fire set within a feature stone fireplace, French doors to the conservatory and radiator.

CONSERVATORY

11' 5" x 11' 4" (3.49m x 3.47m) With double glazed French doors to the rear garden.

KITCHEN

11' 11" x 9' 0" (3.65m x 2.75m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eyelevel electric oven and microwave, gas hob with extractor fan, spaces for fridge and washing machine, tiled splashbacks and flooring, breakfast bar, radiator, spotlights and double glazed window to the rear aspect.

UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, tiled flooring and door to the rear garden.

CLOAKROOM/WC

With high level WC and double glazed window to the rear aspect.

FIRST FLOOR LANDING

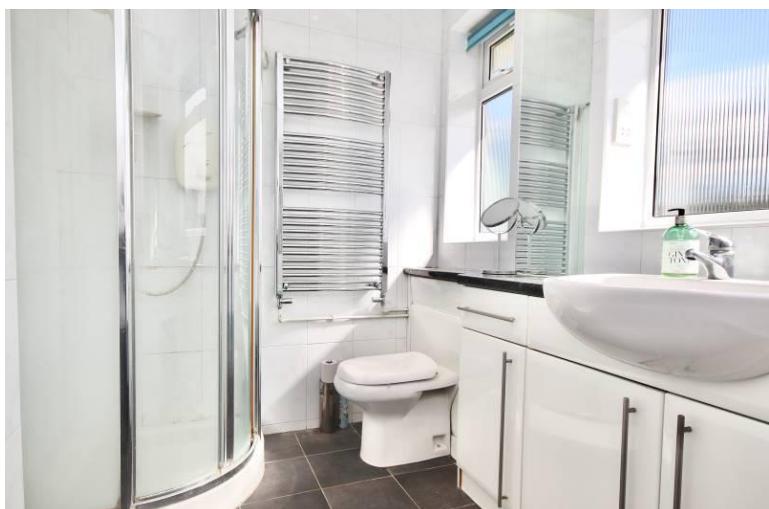
With large walk in storage cupboard.

BEDROOM 1

16' 9" x 10' 7" (5.12m x 3.23m) With double glazed windows to the front, side and rear aspects and radiator.

BEDROOM 2

9' 8" x 7' 8" (2.95m x 2.34m) With double glazed windows to the side and rear aspects, airing cupboard, storage cupboard and radiator.





BEDROOM 3

12' 7" x 6' 11" (3.85m x 2.13m) With double glazed window to the front aspect, fitted wardrobe and radiator.



BATHROOM

Fitted With a four piece suite comprising of shower cubicle, panelled bath, wash hand basin in a vanity style unit with storage beneath and close cupboard WC, chrome towel radiator, tiled walls and flooring, spotlights and two double glazed windows to rear aspect.



OUTSIDE

To the front of the property there is an in and out driveway providing off street parking for multiple vehicles and access to the garage. The single garage has an up and over door to the front, personnel door to the utility room, window to the rear, light and power. There is lawned front and side gardens with mature shrubs. To the rear there is an enclosed garden laid mainly to lawn with mature shrubs, flowerbeds and pond.



WEBSITE

Our detailed web site 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 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.

CW&H and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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:

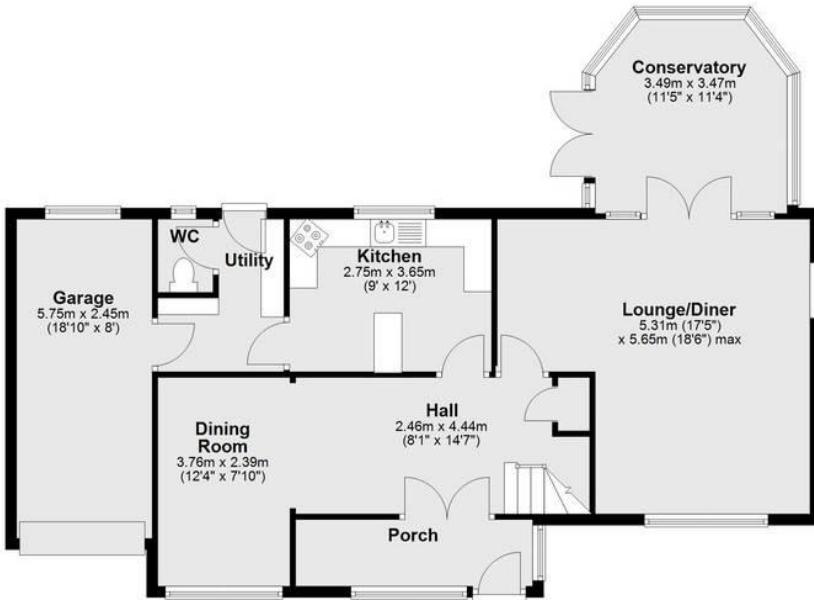
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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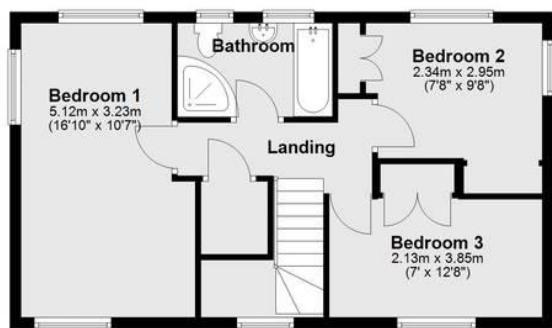
Ground Floor

Approx. 94.3 sq. metres (1014.6 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.6 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 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.