



5 The Crescent
Nettleham

MOUNT & MINSTER



- Detached stone residence
- Popular village location
 - Three bedrooms
- Downstairs shower room
 - Family bathroom
 - Kitchen/diner
- Two reception rooms
- Detached single garage
 - Generous garden



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INTRODUCTION

Set in the heart of the popular village of Nettleham, this detached stone residence occupies a generous plot and briefly comprises, entrance porch, entrance hall, downstairs shower room, living room dining room and kitchen/diner. To the first floor there are three bedrooms and family bathroom. Due to the generous plot size the property offers the potential to extend to the rear subject to the appropriate consents.

OUTSIDE

The property is approached via a driveway which leads to a detached single garage with an up and over door with power and light, along with providing ample off road parking. To the front the garden is primarily laid to lawn with a stone wall boundary. To the rear there is a substantial patio area to the side which leads onto the main garden which is primarily laid to lawn with mature beds and trees, there are also two greenhouses along with two garden shed.

LOCATION

Nettleham is located four miles to the north of Lincoln. This highly sought after village has a range of amenities including a range of public houses, a convenience store, along with an infants and junior school, doctors surgery and sports clubs. Nettleham is very convenient commuting distance into the city of Lincoln, as well as access further afield via the A46 north to Grimsby or south to Newark and the A1. Here, fast train services to London Kings Cross take around 75 minutes. Direct trains from Lincoln to London take about 2 hours. The A1 North is accessed at Markham Moor, about half an hour (20 miles) west. The A15 is very nearby linking to the M180 network to the north, and Humber Airport is about a half hour drive (25 miles).

SCHOOLS

Nettleham has its own infant and primary school, Becksides Pre-School & Nursery and Nettleham Junior School rated Good by Ofsted, whilst in the neighbouring village of Welton, less than 4 miles away, is Ofsted-rated Outstanding William Farr Secondary School, a comprehensive school with a strong reputation. Another excellent option nearby is The Priory Pembroke Academy in Cherry Willingham about 3 miles (5 mins) away which is Ofsted-rated Good and, about 20 miles (30 mins) away, the much sought after Queen Elizabeth's Grammar School in Horncastle, rated Outstanding. In the private sector, the highly regarded Lincoln Minster Schools (Prep and Senior) are 4 miles (10 mins) away in the centre of the city

ACCOMMODATION





Entrance porch

Tiled flooring.

Entrance hall

Carpet, ceiling light, stairs rising to first floor landing.

Kitchen

Lino flooring, range of wall and base units, roll top work surfaces over, sink and drainer, tiled splashbacks, integrated dishwasher, microwave, oven, hob with extractor over, space and plumbing for washing machine, uPVC double glazed windows to side and rear, pedestrian access door to side, recessed ceiling lights.

Dining Room

Carpet, uPVC double glazed bay window to front and uPVC window to side, exposed beams, brick inglenook fireplace with gas fire, ceiling light.

Living Room

Carpet, uPVC double glazed bay window to front, exposed beams, ceiling light, gas fire with tiled splashback and wooden mantel over., radiator.

Downstairs Shower room

Fully tiled, uPVC double glazed window to rear, shower cubicle with mains shower over, pedestal wash hand basin, low level WC, pedestal wash hand basin, heated towel rail, extractor, ceiling light.

Landing

Carpet, radiator, uPVC double glazed window to front and side, ceiling light.

Bedroom one

Carpet, uPVC double glazed window to front, radiator, ceiling light.

Bedroom two

Carpet, uPVC double glazed window to front, radiator, built in wardrobes, airing cupboard, door providing access to roof space,

Bedroom Three

Carpet, radiator, uPVC double glazed window to rear, ceiling light.

Bathroom

Carpet, radiator, bath, tiled splashbacks, uPVC double glazed window to side, pedestal wash hand basin, low level WC, ceiling light.

COUNCIL TAX BAND

Band: E

West Lindsey District Council



ENERGY PERFORMANCE CERTIFICATE

Rating: E

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

SERVICES

The property has mains gas, electricity, water and drainage.

VIEWINGS

By prior arrangement with the Sole Selling Agents (01522 716204).

PARTICULARS

Drafted and photographs taken following clients' instructions of August 2023.

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster:

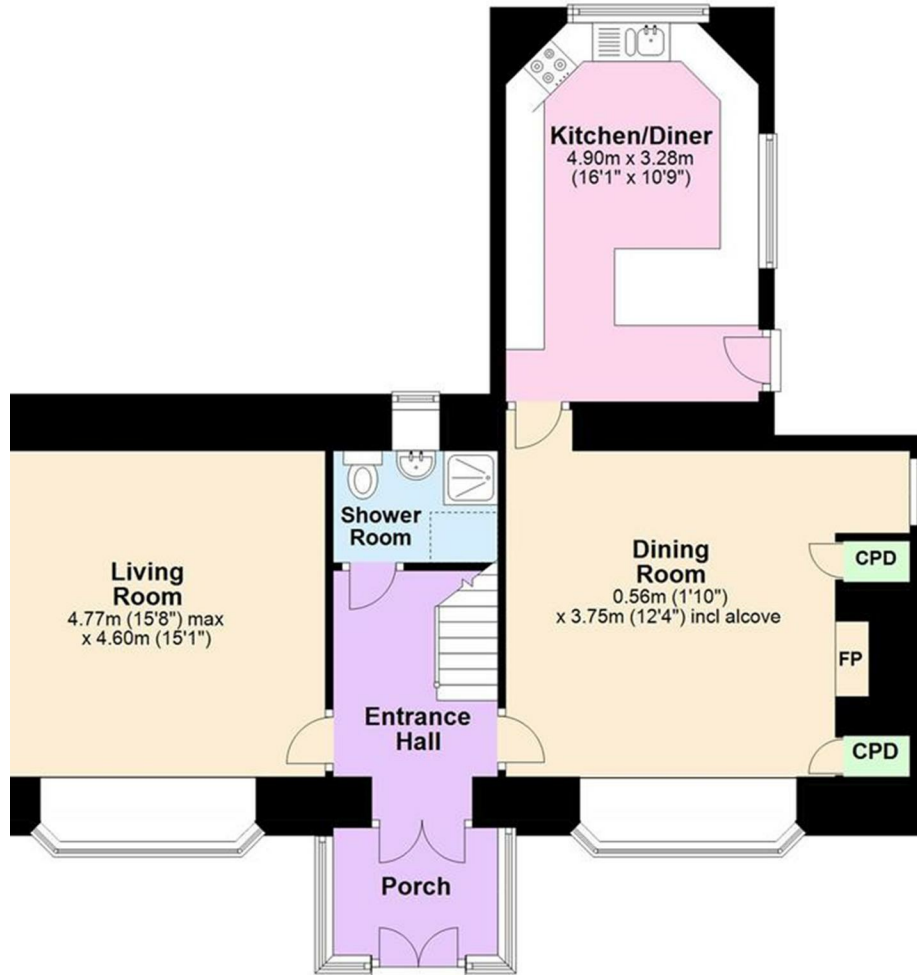
T: 01522 716204

e: ellen@mountandminster.co.uk



Ground Floor

Approx. 96.0 sq. metres (1033.0 sq. feet)



First Floor

Approx. 69.5 sq. metres (748.4 sq. feet)



Total area: approx. 165.5 sq. metres (1781.3 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

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