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95 Nettleham Road, Lincoln LN2 1RU



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Asking Price - £575,000



Explore this charming, spacious home, boasting four double bedrooms, two bathrooms, in popular location within walking distance of the Cathedral and the historic Bailgate area. \*CLICK ON OUR INTERACTIVE VIRTUAL 360 TOUR\*

#### Key Features

- Four Double Bedrooms
- Spacious living areas
- Master Bedroom with En - suite
- Large Kitchen - Diner
- Popular Uphill Location
- Council Tax Band: E
- EPC rating D
- Tenure: Freehold





Discover a charming two-story residence that epitomises the perfect balance of comfort and elegance. This meticulously designed home boasts four bedrooms and two bathrooms, offering ample space for relaxed living and entertaining.

As you step inside, the ground floor extends a warm welcome with two spacious living rooms, each adorned with a fireplace, creating inviting spaces for relaxation and gatherings. A well-appointed dining room provides the ideal setting, while a utility room and a WC add practicality to daily living. The large bay windowed sunroom, seamlessly integrated with the kitchen bathes the space in natural light.

Ascending to the first floor, you'll find four thoughtfully designed rooms. Three plush bedrooms offer cosy retreats for rest and relaxation. Two well-appointed bathrooms, complete with showers and a bath. Additionally, a 4th bedroom, currently utilised as an office, provides a quiet retreat for productivity or study.

This home is a perfect abode for those seeking a combination of comfort, functionality, and the timeless allure of rustic elegance. Whether you're hosting guests or enjoying quiet evenings by the fire, this property promises to elevate your lifestyle to new heights.

### Agent Notes

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