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16 Willowfield Avenue, Nettleham, LN2 2TH



When it comes to
property it must be


lovelle



Asking Price: £310,000



Spacious 3 bed detached home in the heart of Nettleham. Features include a stylish kitchen, large living room, playroom/home office and garden room. Well-sized bedrooms and modern bathroom. Enclosed rear garden and driveway parking, close to village amenities.

Key Features

- Sought after village location
- Modern & extended accommodation
- Impeccably well presented
- Converted garage
- Living room, playroom or study
- Kitchen & garden / dining room
- 3 bedrooms, family bathroom
- Driveway & enclosed garden
- EPC rating D
- Tenure: Freehold





Introduction

Situated on a pleasing residential road in the ever-popular village of Nettleham, this well-proportioned three-bedroom detached home offers generous living space, a versatile layout, and a family-friendly garden, making it ideal for a range of buyers.

The property opens with a bright and practical entrance lobby, leading into a welcoming living room with dual aspect windows and a feature media wall. A converted garage now serves as a fantastic playroom or potential office, ideal for families or home workers. At the heart of the home is a stylish kitchen with shaker-style cabinetry, solid wood worktops, and a large utility area with matching finish. The spacious garden/dining room to the rear provides an excellent entertaining space with lovely garden views.

Upstairs, there are three comfortable bedrooms, including two doubles and a generous single. The family bathroom is fully tiled and fitted with a modern white suite and shower over the bath.

Outside, the rear garden features a lawn, patio, mature trees and play areas, perfect for children and outdoor dining. The property also offers off-road parking and is within walking distance of the village centre, which boasts a range of amenities, pubs, a highly regarded primary school, and scenic countryside walks.

Entrance Lobby

1.78m x 1.54m (5'10" x 5'1")

A bright and practical space, perfect for everyday family living. Featuring frosted windows, allowing plenty of natural light while maintaining privacy. Ample room for coats, shoes, and storage, it serves as an ideal transitional space between outdoors and the main home.

Living Room

5.08m x 3.73m (16'8" x 12'2")

Spacious and welcoming area, ideal for relaxing or entertaining. It features a soft neutral décor complemented by a bold mustard accent wall and a stylish media wall with built-in shelving, an electric fireplace, and TV recess. Natural light pours in through a large front-facing window and a glazed door from the entrance lobby, enhancing the bright and airy feel. There's ample space for multiple sofas and family seating, and the room connects conveniently to the staircase and the rest of the ground floor.

Playroom or Study

4.97m x 2.23m (16'4" x 7'4")

Thoughtfully converted from the original garage. With neutral tones, modern finishes, and dual-aspect windows allowing in plenty of natural light, it's currently set up as a vibrant children's play area but could easily be used as a home office, snug, or hobby room. The room is carpeted for comfort and features a bold beam detail across the ceiling, adding character to this practical and flexible addition to the home.

Kitchen & Utility

7.94m x 2.12m (26'0" x 7'0")

A standout feature of the home, combining timeless style with modern practicality. Fitted with elegant shaker-style units in a soft sage green, it's beautifully complemented by solid wood worktops and a ceramic Belfast sink set beneath a large picture window. There's ample worktop space and storage, integrated shelving, and space for a range-style cooker with an extractor hood above. The room flows into a spacious utility area, continuing the same quality finish, ideal for laundry and additional storage. Bright, well-planned, and highly functional – this is a kitchen designed for family life.

Garden / Dining Room

3.63m x 2.77m (11'11" x 9'1")

Bright and spacious extension to the kitchen, creating the perfect setting for family meals, entertaining, or simply relaxing with views over the garden. Fully glazed to three sides, it allows in an abundance of natural light and offers seamless indoor-outdoor living. With space for a large dining table and additional seating, this open-plan room blends functionality

with comfort and makes an ideal hub of the home. Double doors lead directly onto the patio, enhancing its connection to the outdoor space.

Landing

3.25m x 0.83m (10'8" x 2'8")

Bedroom 1

4.21m x 3m (13'10" x 9'10")

Spacious and calming double room, located to the front of the property. Decorated in soft neutral tones with a stylish grey feature wall, it offers plenty of natural light through a large window. There's ample room for a king-size bed and additional furniture, while built-in wardrobes provide convenient storage. The room is carpeted throughout, creating a cosy and restful retreat.

Bedroom 2

3.19m x 3.02m (10'6" x 9'11")

Cheerful and generously sized double room, currently set up as a child's bedroom. It features a large window overlooking the front of the property, allowing for plenty of natural light. Decorated in soft pink tones and finished with neutral carpeting, the room offers ample space for a double bed, storage furniture, and play or study areas, making it ideal for children, guests, or as a second main bedroom.

Bedroom 3

3.01m x 2.39m (9'11" x 7'10")

Bright and charming single room, ideal for a child's bedroom, nursery, or home office. It features a bold blue feature wall for a splash of personality, along with neutral carpeting and a wide window overlooking the rear garden. Built-in storage makes the most of the space, while the room comfortably accommodates a single bed and additional furnishings.

Family Bathroom

2.21m x 2.11m (7'4" x 6'11")

The bathroom is fully tiled in neutral tones with a decorative mosaic border, creating a clean and timeless look. It features a white three-piece suite comprising a panelled bath with glass screen and overhead shower, a pedestal wash basin, and a close-coupled WC. A frosted window provides privacy while allowing in natural light, and a central radiator ensures warmth. Practical and well-maintained, it offers a bright and functional space.

Enclosed Garden

The rear garden enjoys a good degree of privacy and features a paved seating area, lawn, and established trees. With ample space for entertaining or relaxing outdoors, it offers a blank canvas for landscaping or personal touches.

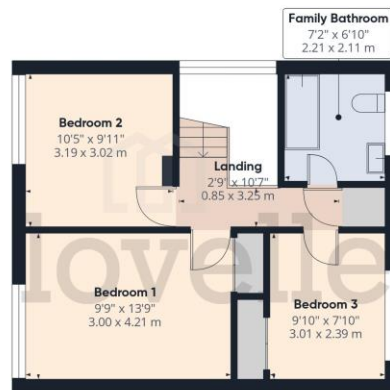
Driveway

The front of the property features a gravelled driveway providing off-street parking for multiple vehicles. It is bordered by a low hedge and established planting, with a pathway leading to the front entrance, offering a welcoming and practical first impression.





Ground Floor



First Floor

Approximate total area[®]

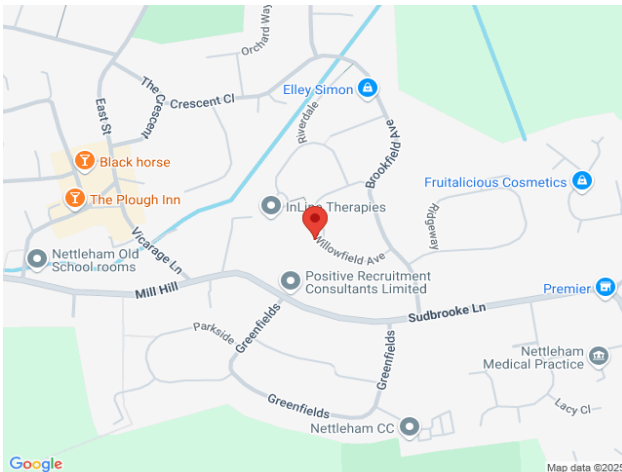
1152 ft²
106.7 m²

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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01522 305605

lincoln@lovelle.co.uk