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117 Nettleham Road, Lincoln, LN2 4DN



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Asking Price: £310,000



Traditional three-bedroom bay-fronted home in a prime uphill Lincoln location. Spacious living areas, garden room, and generous plot with garage and driveway. Offers superb potential with cosmetic modernisation needed throughout. Close to excellent schools, amenities and the city centre.

#### Key Features

- 1930's semi-detached home
- Double bay fronted
- Fantastic potential for modernisation
- Sought after location
- Ground floor WC, garden room
- 2 reception rooms, kitchen
- 3 bedrooms, bathroom & WC
- Corner plot, gardens & driveway
- EPC rating D
- Tenure: Freehold









## Introduction

Set in an enviable position along Nettleham Road, this traditional three-bedroom semi-detached home offers excellent space, classic features, and exciting potential. The property enjoys a generously sized plot with mature gardens to the front and rear, a long driveway, and a detached garage.

Internally, it features two bright and spacious reception rooms with bay windows, a kitchen with garden views, and a garden room extension with French doors leading out. There is also a useful ground floor WC and utility space. Upstairs, you'll find three bedrooms, two generous doubles and a comfortable third, alongside a bathroom and separate WC.

While the home would benefit from cosmetic updating, it is well maintained throughout and sits in a highly desirable residential area with local amenities, schooling, and easy access to Lincoln city centre. A superb opportunity for buyers seeking to modernise and create their ideal home.

## Entrance Hall

4.45m x 1.95m (14'7" x 6'5")

The entrance hall provides a bright and welcoming first impression, with a glazed front door featuring leaded glass and an arched fanlight above. There's ample room for furniture, such as a bench or hall stand, and charming period details including high ceilings, picture rails, and textured walls. A staircase with a painted timber banister rises to the first floor, while doors lead off to the main reception rooms and kitchen. The space also includes a radiator beneath the window and a handy understairs area offering additional storage potential.

## Living Room

3.62m x 3.38m (11'11" x 11'1")

The living room is a light-filled and inviting space, centred around a traditional fireplace with tiled surround. A large, curved bay window to the front elevation floods the room with natural light and offers a pleasant outlook onto the front garden. The room is generously proportioned, easily accommodating a full suite of furniture, and retains period character with high ceilings and decorative coving. Ideal for relaxing or entertaining, it has a warm and homely feel with plenty of potential to personalise.

## Dining Room

4.29m x 3.48m (14'1" x 11'5")

The dining room is a spacious and characterful room, ideal for both formal dining and everyday use. A large bay with a glazed single door opens directly onto the rear garden, creating a pleasant outlook and easy garden access. The room features a tiled fireplace as a central focal point, with high ceilings and original picture rails adding to its traditional charm. There's plenty of space to accommodate a family dining table and storage furniture, with built-in shelving providing a practical finishing touch.

## Kitchen

4.48m x 2.38m (14'8" x 7'10")

The kitchen offers a generous and functional layout, with a dual aspect providing excellent natural light. Fitted with a range of base and wall units, integrated oven, gas hob, and space for appliances, the room has a practical footprint but would benefit from modernisation. A side window looks out to the rear garden, and a glazed door offers direct access to the garden room. With ample potential for redesign or reconfiguration, the space is ideal for those looking to put their own stamp on a property.

## WC

1.5m x 0.89m (4'11" x 2'11")

The ground floor WC is conveniently positioned off the garden room and provides a useful additional facility to the main bathroom upstairs. It features a low-level toilet, wall-mounted wash hand basin, and a window for natural ventilation. The

space also houses the wall-mounted boiler and is finished with matching flooring to the adjoining garden room. While functional, it offers scope for updating and modernisation.

## Garden Room

3.01m x 1.69m (9'11" x 5'6")

The garden room is a bright and practical extension to the ground floor, offering flexibility for use as a sunroom, reading space, or hobby area. A wide window spans the length of the room, flooding it with natural light and providing a pleasant view onto the side garden. A set of glazed double doors opens out to the patio, enhancing the indoor-outdoor connection.

## Landing

2.79m x 0.84m (9'2" x 2'10")

The landing is a bright and airy space, naturally lit by a leaded window to the side elevation. It offers access to all three bedrooms, the family bathroom, and the separate WC. The area benefits from neutral décor and includes a built-in cupboard, providing useful storage. With its open feel and traditional features, the landing adds to the home's sense of character and space.

## Bedroom 1

3.51m x 3.37m (11'6" x 11'1")

Bedroom 1 is a spacious and light-filled double room, positioned at the front of the home. A large, curved bay window provides an attractive feature and allows for plenty of natural light, while also offering a pleasant outlook. The room benefits from fitted wardrobes and shelving, maximising storage without compromising floor space.

## Bedroom 2

3.55m x 3.5m (11'7" x 11'6")

Bedroom 2 is another spacious double room, situated at the rear of the property and enjoying views across open green space. A wide window fills the room with natural light, enhancing the sense of space. The room is currently fitted with built-in wardrobes and offers plenty of space for additional furniture.

## Bedroom 3

2.41m x 2.41m (7'11" x 7'11")

Bedroom 3 is a well-proportioned single room positioned at the front of the property, featuring a charming corner bay window that brings in plenty of natural light. Ideal as a child's bedroom, home office or dressing room, the space is neatly presented with neutral décor and a practical layout. Though compact, it feels bright and airy, and offers flexibility to suit a range of needs.

## WC

1.54m x 0.78m (5'1" x 2'7")

The upstairs WC is a compact but practical convenience, positioned adjacent to the main bathroom. It features a traditional high-level cistern toilet and a small window that provides natural light and ventilation. Neutrally decorated, the space is clean and functional, with scope for cosmetic updating if desired.

## Bathroom

2.4m x 1.7m (7'11" x 5'7")

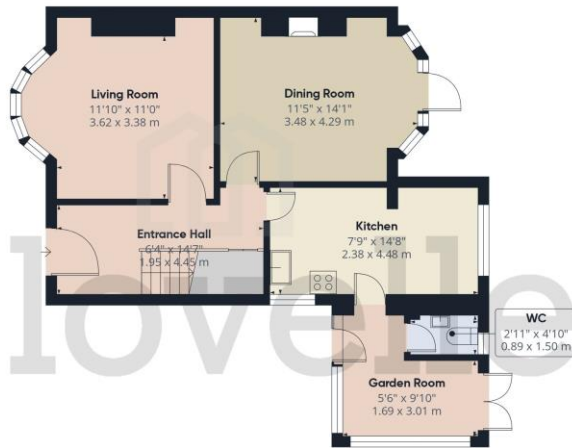
The bathroom features a traditional three-piece suite comprising a panelled bath with shower attachment, a vanity hand basin set into built-in storage units, and tiled splashbacks with a charming checker trim. A frosted window to the side provides natural light while maintaining privacy. While the space is clean and functional, it offers scope for modernisation to suit contemporary tastes.

## Gardens

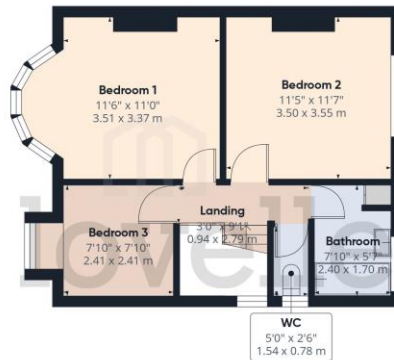
To the front, the property is set behind a lawned garden with mature shrub borders, providing a pleasant outlook and a sense of privacy. At the rear, the generous garden is mainly laid to lawn with well-established trees and hedging to the boundaries, creating a secluded and green setting. A pathway leads to the end of the garden where there is gated access. The garden enjoys a good level of maturity and provides excellent potential for landscaping or family use.

## Driveway & Garage

The property benefits from a private driveway that extends along the side of the house, providing off-street parking for multiple vehicles. At the end of the driveway is a detached single garage with an up-and-over door, ideal for secure storage or additional parking.



Ground Floor



First Floor



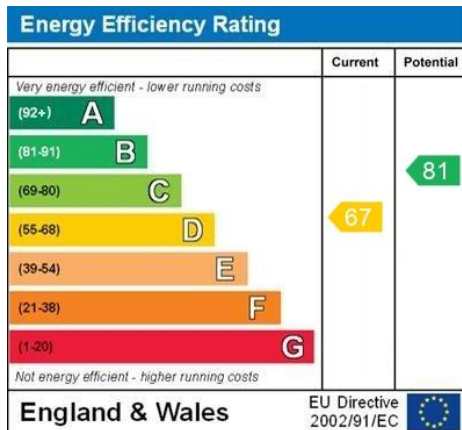
Approximate total area<sup>®</sup>  
1026 ft<sup>2</sup>  
95.4 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

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**lovelle**

01522 305605

lincoln@lovelle.co.uk

