

Buy. Sell. Rent. Let.



7 Beech Avenue, Nettleham, LN2 2PP



When it comes to  
property it must be







Guide price £500,000 - £520,000

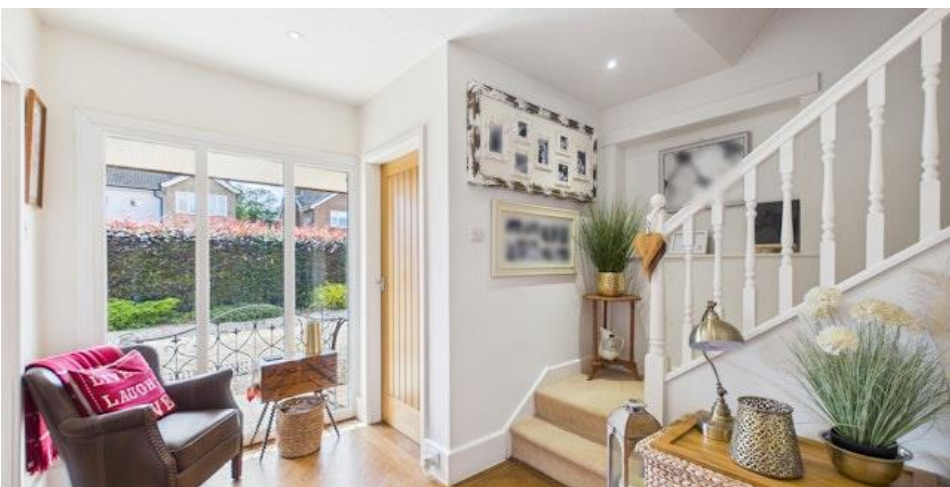


A rare chance to secure a forever home in the sought after village of Nettleham. Over 2,100 sq ft of beautifully extended, versatile living space Impressive vaulted kitchen diner, log-burning snug and four double bedrooms A standout forever home in an exceptional village setting.

### Key Features

- Guide Price £500K - £520K
- Beautifully extended
- Over 2,100 sq. ft of living space
- A standout forever home
- Open plan kitchen-diner
- Exceptional & enviable plot
- Sought after village location
- 4 double bedrooms, 2 bathrooms
- 3 reception rooms
- Gardens, driveway & integral garage
- EPC rating D
- Tenure: Freehold







## Introduction

7 Beech Avenue is a substantial and beautifully extended detached residence set within a generous and mature plot in the heart of the highly regarded village of Nettleham. Rarely available and clearly cherished, this much-loved home offers a seamless blend of warmth, space and practicality. It is the kind of property that truly feels like a forever home.

The accommodation is spacious and versatile, with a thoughtful layout designed around family living. The entrance hall and inner lobby set the tone with a warm welcome and lead to a striking central staircase. The elegant family lounge sits at the front of the home, complete with a feature fireplace and large window, while to the rear, the open-plan kitchen and dining space forms the heart of the house. This area is filled with natural light from a vaulted ceiling with skylight and full-height windows overlooking the garden. A separate snug offers a cosy retreat, featuring a wood-burning stove and garden views, making it an ideal space for relaxing. A modern utility room provides excellent additional workspace and storage. There is also a ground floor cloakroom and a study / shower room, currently used as a grooming suite, adding even more flexibility to the layout.

Upstairs, the home continues to impress. The principal bedroom enjoys its own dressing room and a modern en-suite shower room. There are three further double bedrooms, all individually styled and well presented, and a contemporary family bathroom featuring both a bath and a separate shower. A wide and beautifully decorated landing enhances the overall sense of comfort and space.

Externally, the property sits on an enviable plot with a gravelled driveway and garage to the front, and a truly exceptional rear garden. Lovingly landscaped, it offers a peaceful and private setting with established borders, a patio seating area, shaped lawns, mature trees and well-tended planting. This is a garden designed for outdoor enjoyment, whether for entertaining, relaxing or simply soaking in the surroundings.

Offered to the market by long-term owners who are now ready to downsize, this is a rare opportunity to acquire a large, well-balanced home in one of the most desirable residential settings in the area. Early viewing is highly recommended.

## Lobby

3.3m x 2.38m (10'10" x 7'10")

This light and airy lobby area features a large front-facing window and stylish herringbone flooring, creating a calm and comfortable space within the home. Positioned between the main living areas and kitchen, it offers a useful transitional area with an inviting feel and attractive outlook to the front garden.

## Cloakroom / WC

1.51m x 1.41m (5'0" x 4'7")

This inviting cloakroom has a cosy, coastal feel with soft-toned tiling, a mosaic border, and a handy shelf for everyday bits and bobs. The wooden vanity unit with countertop basin adds warmth and charm, while a feature mirror and soft lighting complete the space beautifully.

## Family Lounge

5.07m x 4.89m (16'7" x 16'0")

The lounge is a bright and comfortable space, thoughtfully styled with parquet flooring and a decorative fireplace that adds a traditional touch. A large window frames the front garden and brings in plenty of natural



light, while glazed double doors open into the snug, making it ideal for everyday living and hosting guests alike.

## Open Plan Kitchen-Diner

6.58m x 4.09m (21'7" x 13'5")

The kitchen diner is a real highlight of the home, designed with both everyday living and entertaining in mind. A vaulted ceiling with an exposed beam and a large skylight fills the space with natural light, while the wide windows and patio doors offer lovely views of the garden. The kitchen itself combines style and practicality, with sleek high gloss units, wooden worktops and a central island that makes a perfect spot for casual meals. The dining area feels welcoming and sociable, ideal for family gatherings or relaxed evenings with friends.

## Snug

5.24m x 3.52m (17'2" x 11'6")

The snug is a wonderful addition to the living space - relaxed, inviting, and full of natural light. With windows wrapping around two sides, it's a lovely spot to unwind while enjoying views over the garden. The wood-burning stove brings warmth and charm, making it a cosy retreat during colder months, while the open connection to the kitchen-diner keeps it sociable and flowing. Whether it's a quiet evening in or catching up with family, this room offers the perfect balance of comfort and character.

## Utility Room

4.04m x 2.27m (13'4" x 7'5")

The utility room provides a practical and well-organised space, ideal for managing the day-to-day essentials of a busy home. Fitted with modern cabinetry and generous worktop space, it's perfect for laundry, storage and keeping household tasks neatly tucked away. A rear window brings in natural light, while the thoughtful layout ensures everything has its place without feeling cramped.

## Study / Shower Room

2.58m x 2.26m (8'6" x 7'5")

This flexible room is currently set up as a dog grooming suite, complete with its own shower cubicle and useful built-in shelving. However, the space could easily be reimagined as a home office, hobby room or even a ground floor shower room with some minor alterations, depending on your needs. A versatile area with great potential for a range of uses.

## Entrance Hall

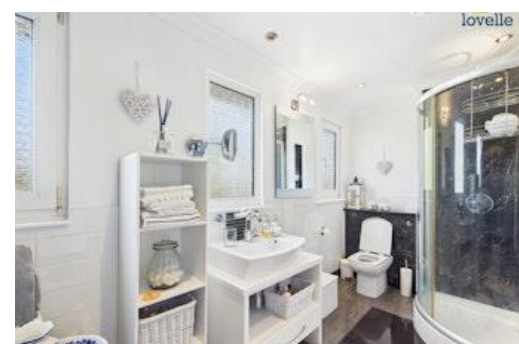
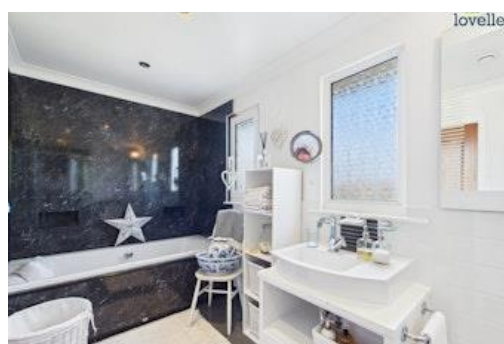
5.32m x 1.34m (17'6" x 4'5")

The entrance hall is bright and inviting, with access to the integral garage and plenty of space for coats, shoes and furniture. Finished with wood-effect flooring and neutral décor, it leads through to the main living areas and sets a practical yet homely tone from the moment you arrive.

## Landing Areas

2.16m x 0.98m (7'1" x 3'2") plus 2.61m x 1.46m (8'7" x 4'10")

At the top of the stairs, the landing gently splits in two, guiding you through both the original and extended parts of the home. To the left, a smaller landing leads to a thoughtfully designed bedroom and bathroom, slightly tucked away to offer a sense of privacy. To the right, the main landing continues with space for furniture and personal touches, creating a warm and welcoming connection between the remaining rooms.





## Master Bedroom

4.49m x 3.8m (14'8" x 12'6")

A generously sized and inviting main bedroom, filled with natural light from dual aspect windows and thoughtfully styled for everyday comfort. There's a gentle pitch to the ceiling with a central beam that adds charm and height to the space. With ample room for wardrobes and furnishings, it's a restful setting for winding down.

## Dressing Room

2.53m x 2.21m (8'4" x 7'4")

This dressing space offers both practicality and comfort, with fitted open rails, drawers, and shelving to keep everything organised. A rear window allows in plenty of natural light, and there's ample space for a vanity area or additional furniture, creating a dedicated spot to prepare for the day ahead.

## Ensuite

1.71m x 2.15m (5'7" x 7'1")

A well-maintained ensuite offering a corner shower, vanity unit with basin, and low-level WC. Light from the rear window adds a sense of freshness, and the layout makes it a practical addition to the main bedroom for everyday comfort and convenience.

## Bedroom 2

4.87m x 3.5m (16'0" x 11'6")

A bright and generously sized double bedroom with a large window overlooking the front of the property, allowing in plenty of natural light. The room offers ample space for freestanding furniture and is currently set up to include both a dressing area and a workspace, demonstrating its flexibility.

## Bedroom 3

3.52m x 3.37m (11'6" x 11'1")

A pleasant double bedroom enjoying views over the rear garden. Light and inviting, with space for freestanding furniture, this room is currently styled as a peaceful guest room.

## Bedroom 4

3.52m x 3.24m (11'6" x 10'7")

Another comfortable double room positioned to the front of the property, with space for wardrobes and drawer units. Currently arranged with a double bed, it makes an ideal guest room or versatile fourth bedroom.



## Family Bathroom

4.53m x 1.91m (14'11" x 6'4")

This generously sized bathroom features a panelled bath set against a striking black marble-effect wall, a separate corner shower enclosure with rainfall-style fitting, a contemporary wash basin with vanity storage, and a WC. Two frosted windows provide natural light while maintaining privacy, and the overall layout offers both practicality and comfort for family living.

## Outside

### Gardens & Driveway

To the front, the property is set behind a wide gravelled frontage providing extensive off-street parking and access to the integral garage. A low-maintenance space with mature borders offers a touch of greenery and a smart approach to the home.

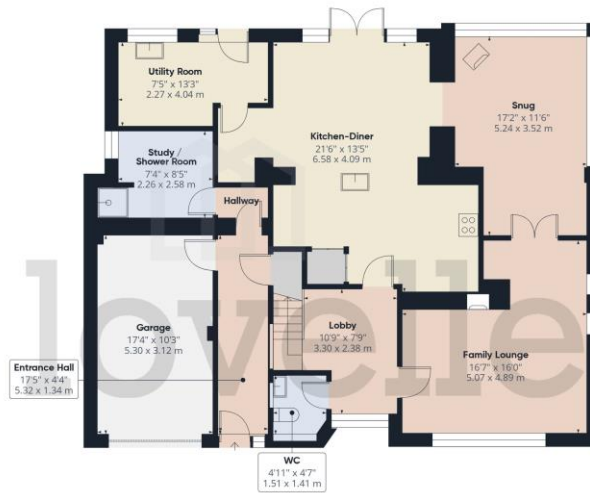
The rear garden is a true highlight of the home – an expansive and beautifully maintained space with a rich variety of mature planting, colourful borders, and a central lawn framed by established trees and shrubs. Designed with both function and enjoyment in mind, it offers a choice of seating areas, a generous paved patio for entertaining, and space to grow or personalise further. This garden brings real depth and charm to the property and is a rare find in such a convenient setting.

## Integral Garage

5.3m x 1.34m (17'5" x 4'5")

The integral garage is a versatile space, equipped with lighting, power, and a range of fitted cupboards for storage. It can be accessed from the front via an up-and-over door, or internally through a door leading into the entrance hall, offering both convenience and practicality.





Ground Floor



Floor 1

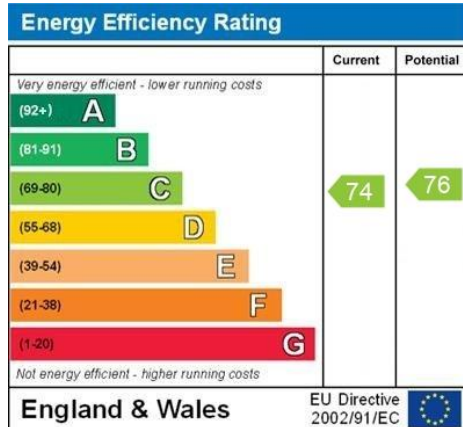


Approximate total area<sup>®</sup>  
2195 ft<sup>2</sup>  
203.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



WWW.EPC4U.COM

When it comes to **property**  
it must be



01522 305605

lincoln@lovelle.co.uk

