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29 Ridgeway, Nettleham, LN2 2TL



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Offers Over: £350,000



Spacious 3-bed detached home in sought-after Nettleham, set on a Larger than average plot. Features lounge & dining area, conservatory, modern kitchen, WC, and shower room. Integral garage and driveway. Impressive rear garden offering superb outdoor space and scope to develop.

Key Features

- Sought after village location
- Detached family home
- Larger than average plot
- Lounge & dining room
- Integral garage & driveway
- Modern kitchen
- Conservatory, ground floor WC
- Impressive rear garden
- EPC rating: TBC
- Tenure: Freehold



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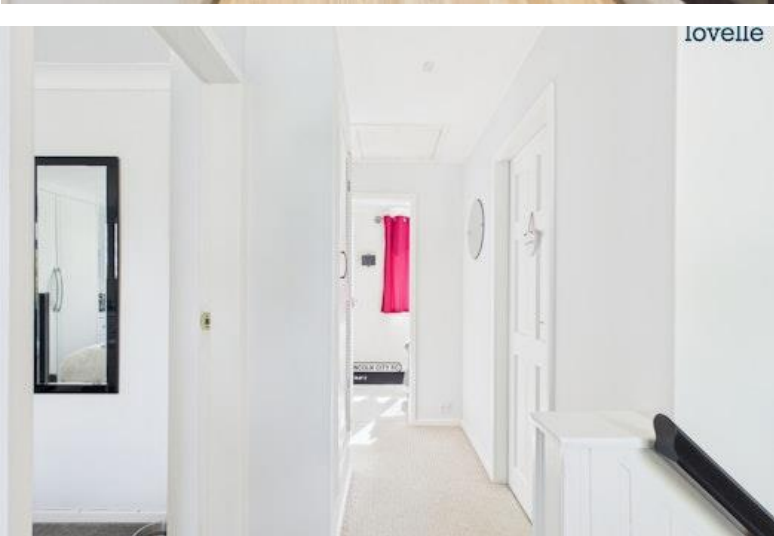
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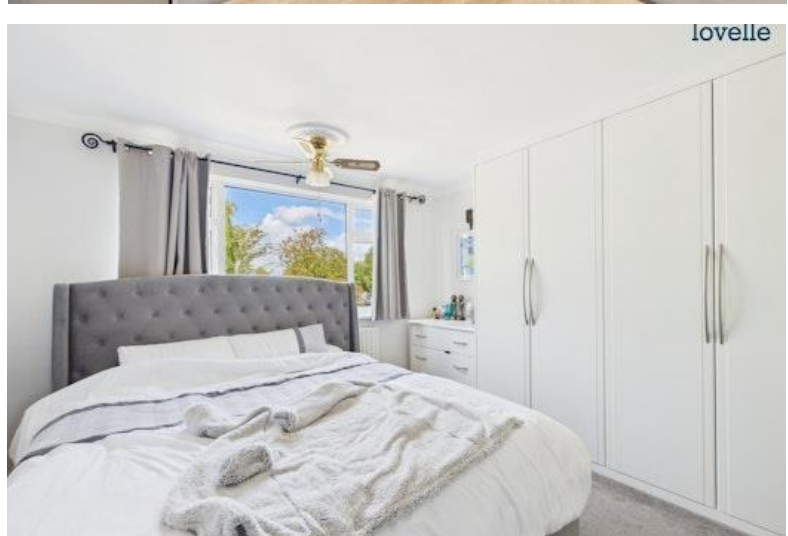
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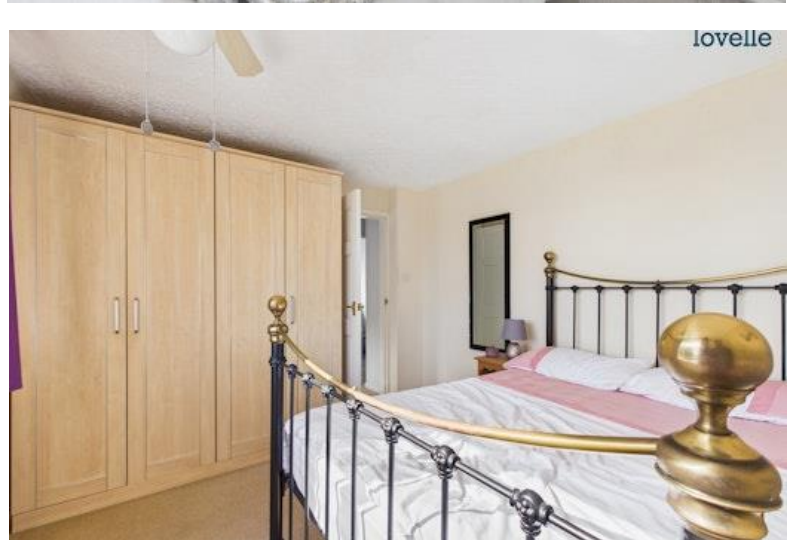
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Introduction

Nestled within the highly sought-after village of Nettleham, this three-bedroom detached home sits on a larger than average plot, providing excellent space both inside and out.

The ground floor offers a welcoming entrance hall leading into a light and spacious lounge, which opens seamlessly into the dining area – perfect for modern family living and entertaining. A bright conservatory enjoys views across the garden, while the stylish kitchen is fitted with contemporary units and complemented by a ground floor WC. Upstairs, there are two generous double bedrooms, a further single bedroom, and a modern family shower room.

Outside, the property enjoys a particularly impressive rear garden, extending well beyond the average for homes in the area. Mainly laid to lawn, it provides a fantastic open space for families, offering plenty of room for children's play, outdoor dining, or simply relaxing in the sunshine. With scope for further landscaping, entertaining areas, or even the addition of outbuildings or a home office (subject to consents), the garden is both versatile and appealing. To the front, a lawned garden and driveway provide ample off-street parking and lead to the integral single garage.

Located in a peaceful residential setting, yet within walking distance of village amenities, schools, and good transport links into Lincoln, this home represents a superb opportunity in one of Lincoln's most desirable villages.

Entrance Hall

The home is entered via a welcoming entrance hall, finished with tiled flooring for a smart and practical touch. The space sets a bright and inviting tone, with stairs rising to the first floor and access provided to the main ground floor rooms.

Cloakroom / WC

The property also benefits from a convenient ground floor WC, fitted with a low-level toilet and radiator. Finished in light, neutral décor, it provides a practical addition to the home for both residents and guests.

Living Room

The living room is a generous and welcoming space, filled with natural light from a wide front-facing window. Tastefully decorated in neutral tones, it offers an inviting setting for relaxation and family gatherings. A feature fireplace with an elegant surround provides a focal point, while the open-plan layout flows seamlessly into the dining area beyond, creating a sociable and flexible space ideal for both everyday living and entertaining.

Dining Room

The dining room is a versatile and welcoming space, positioned between the lounge and kitchen for convenient family living. With French doors opening into the conservatory, it benefits from excellent natural light and a pleasant flow through the ground floor. The neutral décor allows flexibility for buyers to make it their own, while its layout comfortably accommodates a dining table and chairs, ideal for both everyday meals and entertaining guests.

Kitchen

The property features a modern fitted kitchen, designed in a sleek layout that maximises both storage and workspace. Finished with contemporary units and complementary worktops, it offers a clean and stylish look, enhanced by spot lighting for a bright and welcoming feel.

Integrated appliances include an oven with electric hob and extractor hood, while ample space is provided for additional freestanding appliances. A large window floods the room with natural light and offers pleasant garden views, while a side door provides convenient access outdoors.

Conservatory

The property benefits from a bright and spacious conservatory, enjoying lovely views across the rear garden. With windows to three sides and French doors opening directly onto the patio, it creates a seamless connection between the home and outdoor space.

Bedroom 1

Bedroom One is a generously sized double, filled with natural light from a wide front-facing window. The room is tastefully decorated in neutral tones, creating a calm and relaxing atmosphere. A range of fitted wardrobes and built-in drawers provide excellent storage without compromising on space, while the layout easily accommodates a large bed and additional furnishings.

Bedroom 2

Bedroom Two is another well-proportioned double, enjoying a rear aspect with views across the generous garden. The room is neutrally decorated and offers plenty of space for a double bed and accompanying furnishings. A ceiling fan adds comfort, while the large window ensures the room feels light and welcoming.

Bedroom 3

Bedroom Three is a comfortable single room with a rear aspect, making it a versatile space. Currently used as a home office, it would equally serve as a child's bedroom, nursery, or hobby room. The large window allows for plenty of natural light, creating a bright and practical room that adapts easily to a buyer's needs.

Shower Room

The property features a stylish modern shower room, finished in a contemporary design with sleek wall tiling and a large walk-in shower with both rainfall and handheld fittings. A vanity unit with inset wash basin and storage below, along with a concealed cistern WC, adds both practicality and a streamlined look.

A heated chrome towel rail provides a modern touch, while the frosted window ensures plenty of natural light and privacy. The space is thoughtfully designed, creating a fresh and functional bathroom for everyday use.

Gardens

The property occupies a larger than average plot, with gardens to both the front and rear.

To the front, a lawned area sits alongside a block-paved driveway, providing ample off-road parking and access to the integral garage.

The rear garden is a real highlight, stretching an impressive length and offering an exceptional sense of space. Predominantly laid to lawn, it provides a blank canvas with huge potential, whether for family play, entertaining, or landscaping projects. Mature trees and fencing create a pleasant backdrop, while the scale of the garden offers scope for additional seating areas, planting schemes, or even the creation of a dedicated outdoor dining or leisure space.

This outstanding outside area combines versatility with privacy, making it perfect for those who value both space and the opportunity to shape their ideal garden retreat.

Driveway & Garage

To the front of the property, a block-paved driveway provides ample off-road parking for multiple vehicles. The driveway leads directly to the integral single garage, which is fitted with a modern roller shutter door, offering secure storage and additional practicality. The garage also provides potential for conversion (subject to consents) should buyers wish to create further living space, a home office, or a workshop.





Approximate total area⁽¹⁾

1066 ft²
99 m²

Reduced headroom

2 ft²
0.2 m²

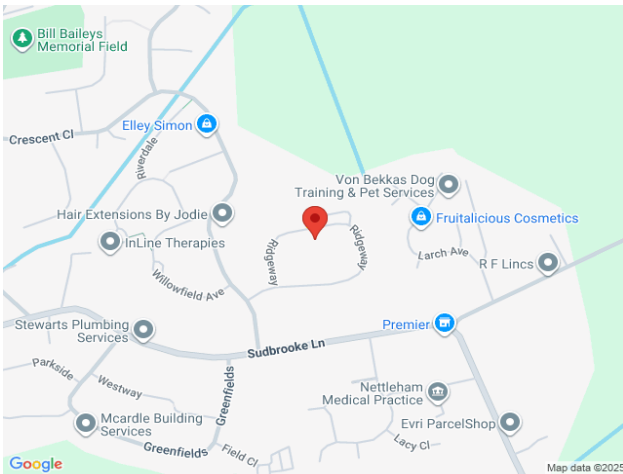
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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