



Scothern Road, Nettleham



£1,650 PCM

- Video Tour Available
- Semi Detached House
- Three Bedrooms
- Bathroom & Shower Room
- Living Kitchen, Lounge & Study
- Deposit: £1903
- Holding Deposit: £380
- EPC rating TBC Council Tax Band B



****Video Tour Available**** Available Immediately. **THREE BEDROOM** Bay fronted Semi Detached House situated in the highly sought after village of Nettleham. The ground floor accommodation comprises Entrance Hall, 21ft Lounge with wood burner, 24ft Living Dining Kitchen, Downstairs WC, Utility Room and Study. Upstairs Three Double Bedrooms, Bathroom and Shower Room. Outside driveway and gardens.

Entrance Hall

Door to front aspect, window to side aspect and stairs to first floor.

Lounge 21'7" x 14'0" (6.6m x 4.3m)

Bay fronted window to front aspect, two radiators and wood burning stove.

Dining Living Kitchen 5

Bi fold doors to rear aspect. Fitted with wall and base units with work surface and drainer sink unit over with feature island. Integrated appliance include double oven, fridge freezer, dishwasher, induction hob and extractor hood.



Study 8'6" x 6'4" (2.6m x 1.9m)

Window to rear aspect and radiator.

Utility Room 8'0" x 6'0" (2.4m x 1.8m)

Door to side aspect and window to rear aspect. Fitted with units and work surface with drainer sink unit. Space and plumbing for washing machine.

WC

Low level wc and wash hand basin.

Landing

Window to side aspect.

Bedroom One 12'6" x 10'4" (3.8m x 3.1m)

Windows to rear aspect, radiator and fitted wardrobes.

Bedroom Two 10'9" x 9'9" (3.3m x 3m)

Window to front aspect, radiator, wardrobe.

Bedroom Three 11'1" x 9'0" (3.4m x 2.7m)

Window to rear aspect and radiator.

Bathroom 6'2" x 5'4" (1.9m x 1.6m)

Window to side aspect. Fitted with a low level wc, wash hand basin and panelled bath with mains shower. Radiator, heated towel rail, tiled walls and extractor fan.

Shower Room 7'6" x 4'7" (2.3m x 1.4m)

Window to side aspect. Fitted with a low level wc, wash hand basin and double shower cubicle. Tiled walls, radiator, heated towel rail.



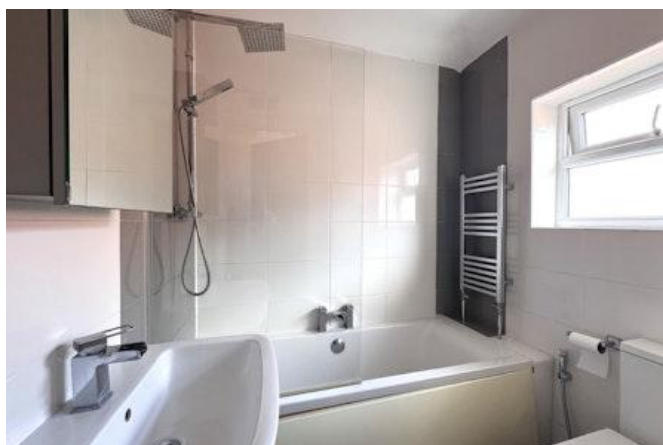
Outside

To the front of the property is a gravelled driveway.

To the rear of the property is an enclosed garden with patio seating area, lawn, borders of plants and shrubs and garden shed.

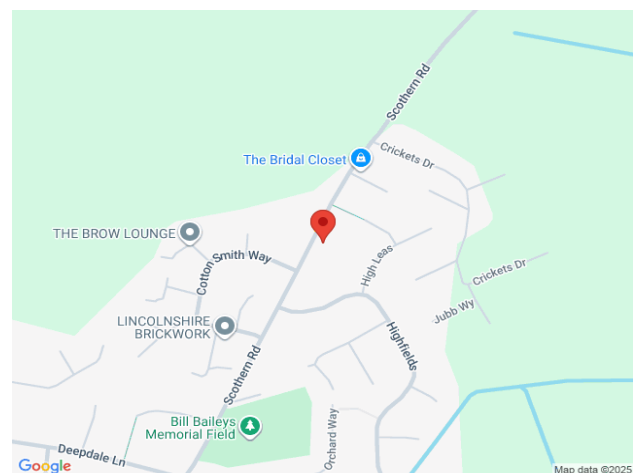
Agents Note

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