



4 Burghley Close

Nettleton, Market Rasen, LN7 6NR



Book a Viewing!

£269,950

Situated on an enviable corner plot at the end of a quiet cul de sac in the popular village of Nettleton, a spacious Three Bedroom Detached Bungalow with accommodation comprising of Porch, Hall, Lounge/Diner, Kitchen, Conservatory, Three Bedrooms with fitted wardrobes, Bathroom and separate WC. Outside there is a long driveway providing ample off street parking, a single detached garage, and extensive front and rear gardens. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — D.

COUNCIL TAX BAND — C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Nettleton is a picturesque village located in the Lincolnshire Wolds, an area of outstanding natural beauty. The village offers a village hall, shop and a pub. The village boasts a popular primary school and two excellent secondary schools are within the catchment area of the historic town of Caistor and Nettleton. The area is also well served by Doctors and Dentists. There is easy access to Lincoln, Grimsby, Scunthorpe, Market Rasen and Louth.





ACCOMMODATION

PORCH

HALL

With airing cupboard, storage cupboard and electric storage heater.

LOUNGE/DINER

19' 8" x 18' 4" (6.00m x 5.61m) With double glazed bay window to the front aspect, double glazed window to the side aspect, gas fire set within a feature fireplace, two electric storage heaters and ceiling fan.

KITCHEN

10' 10" x 10' 2" (3.31m x 3.11m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, spaces for cooker, fridge, freezer and washing machine, tiled splashbacks, electric storage heater, ceiling fan, double glazed window to the side aspect and door to the conservatory.

CONSERVATORY

15' 5" x 9' 2" (4.70m x 2.80m) With UPVC double glazed windows and sliding doors to the rear garden.

BEDROOM 1

11' 8" x 11' 4" (3.56m x 3.47m) Fitted with a range of bedroom furniture including wardrobes, over bed storage, bedside tables and dressing table, double glazed window to the rear aspect and electric heater.

BEDROOM 2

11' 8" x 10' 10" (3.57m x 3.31m) With double fitted wardrobe, double glazed window to the rear aspect and electric heater.

BEDROOM 3

Fitted with wardrobes and dressing table, double glazed window to the front aspect and electric heater.

BATHROOM

Fitted with a three piece suite comprising of shower cubicle, panelled bath and pedestal wash hand basin, part tiled walls and double glazed window to the rear aspect.

SEPARATE WC

With close coupled WC and double glazed window to the rear aspect.

OUTSIDE

The property sits on a beautiful plot at the end of a cul de sac with lawned gardens to the front, a long driveway providing off street parking for multiple vehicles and access to the single garage. The garage has an up and over door to the front, light and power. To the rear of the property there is a generous enclosed garden laid mainly to lawn with patio seating areas, mature shrubs, flowerbeds, vegetable plots and a greenhouse.





WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

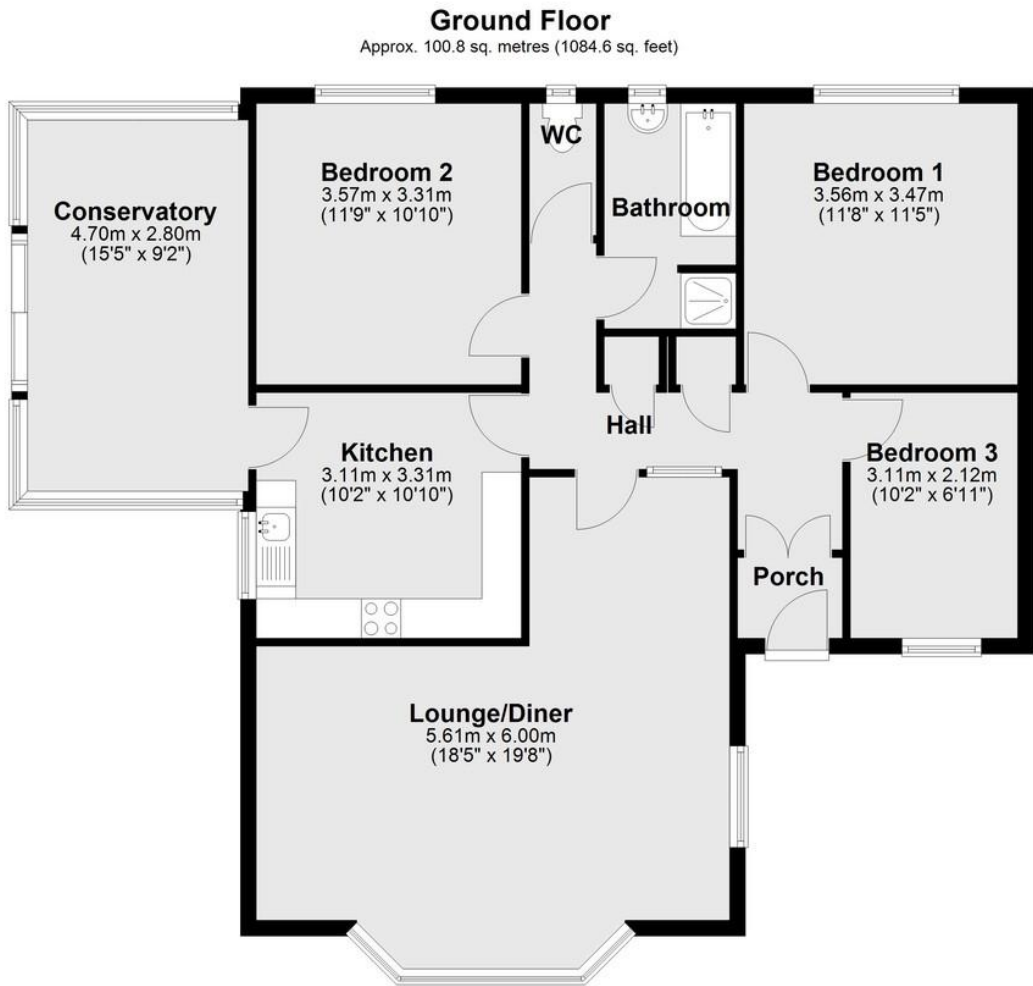
GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 100.8 sq. metres (1084.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

