



9 Vicarage Lane
Nettleham, Lincoln

BROWN & CO JH Walter



9 Vicarage Lane, Nettleham, Lincoln, LN2 2RH

A rarely available spacious detached family house situated in the heart of the highly sought after village of Nettleham.

The property benefits from excellently presented accommodation comprising briefly of an entrance hall, living room, dining room, open-plan family kitchen, utility, study and bathroom to the ground floor, along with four double bedrooms, en-suite, family bathroom and WC to the first floor.

Outside to the front is an in and out' driveway which leads to an integral double garage, to the rear is a beautifully landscaped lawned rear garden with patio and raised seating area with summerhouse.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, under stairs storage cupboard, radiator.

Living Room

Double glazed windows to front and side elevations, double glazed French doors opening to the rear garden, open fire, two built in shelving units, two radiators.

Dining Room

Double glazed window to rear elevation, radiator.

Living / Kitchen

Double glazed windows and French doors to rear elevation, drainer sink inset to preparation work surfaces, a range of matching base and eye level storage units, integrated five ring gas hob, two ovens, extractor hood, microwave, dishwasher, Samsung fridge freezer, breakfast bar, tiled flooring with under floor heating to the living area.

Utility

Double glazed window to front elevation, stainless steel drainer sink, base and eye level storage units, spaces for washing machine and tumble dryer, tiled splash backs, tiled flooring with under floor heating, airing cupboard housing hot water cylinder and boiler.

Study

Double glazed window to rear elevation, tiled flooring with underfloor heating.

Bathroom

Double glazed window to side elevation, WC, pedestal wash basin, bath with wall mounted shower unit over and glazed shower screen, heated towel rail, tiled flooring and walls.

Garage

Electric roller door to front elevation, range of base and eye level storage units, integrated fridge freezer, tiled flooring, radiator.

First Floor

Landing

Double glazed windows to front elevation, loft access, storage cupboard, radiator.

Bedroom One

Double glazed window to front elevation, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to rear elevation, built in wardrobes, radiator.

Bedroom Three

Double glazed window to rear elevation, built in wardrobes, radiator.

Bedroom Four

Dual aspect double glazed windows to front and side elevations, built in wardrobes, radiator.

En Suite

WC, pedestal wash basin, shower cubicle, tiled flooring and walls, radiator.

Bathroom

Double glazed window to rear elevation, roll top bath tub, double shower cubicle, twin pedestal wash basins, heated towel radiator, tiled flooring with underfloor heating.



WC

Double glazed window to side elevation, WC with concealed cistern.

Outside

To the front the property is accessed via an 'in and out' driveway which leads to the garage, there is also an artificial lawn and decorative shrubs and borders. To the rear is a beautifully landscaped garden comprising of a patio area, covered seating area, lawn, pond, shed, and steps that lead up to a further pleasant seating area with a summerhouse with power and lighting.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band F

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble

01522 504304

lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

9 Vicarage Lane Nettleham LINCOLN LN2 2RH	Energy rating D	Valid until: 3 November 2033 Certificate number: 0237-2929-7309-0144-1202
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Property type: Detached house
Total floor area: 205 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

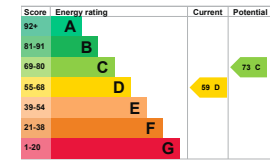
This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

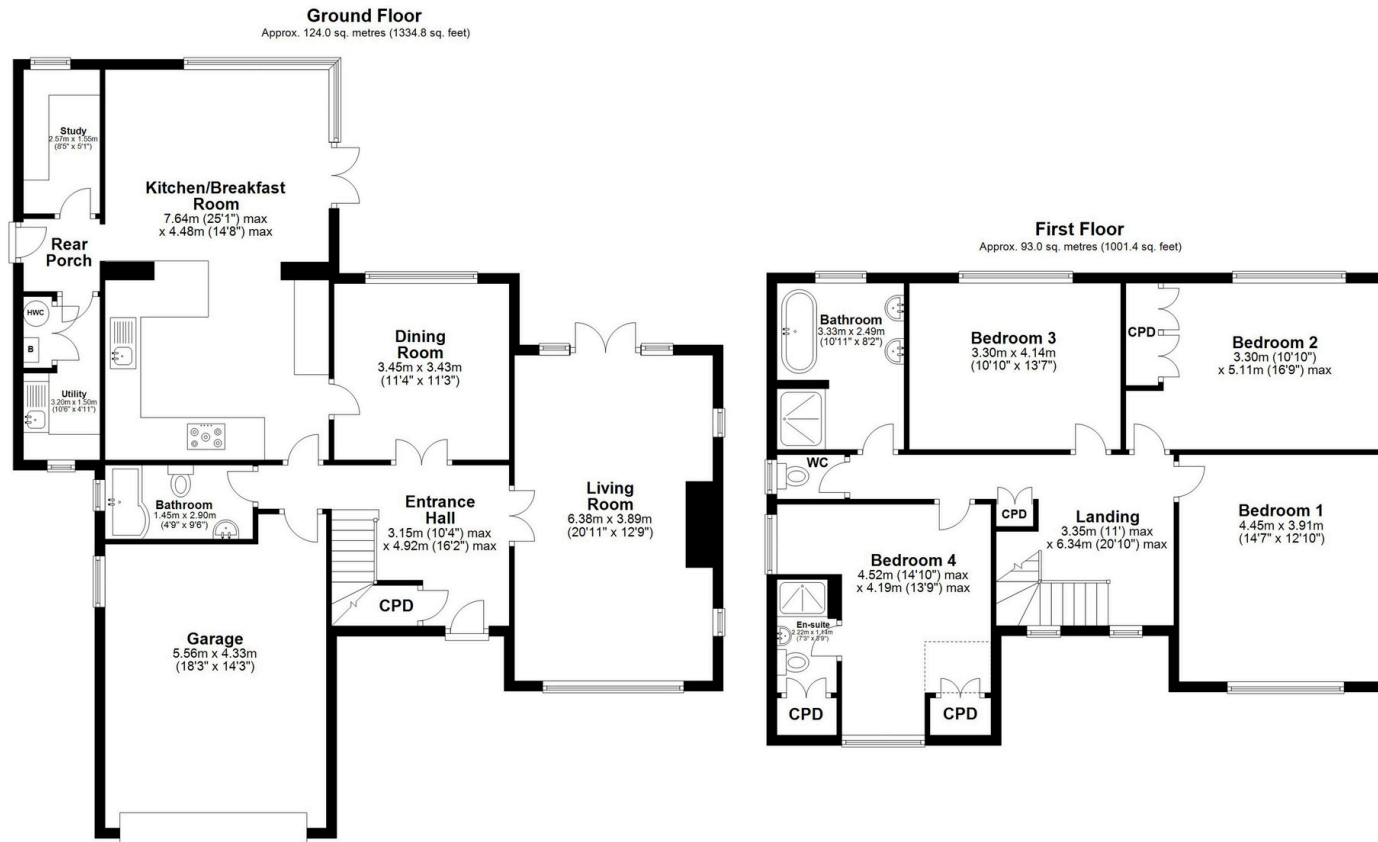


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	73 C
39-54	E		
21-38	F		
1-20	G		









Total area: approx. 217.0 sq. metres (2336.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE. ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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9 Vicarage Lane, Nettleham

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