



1 Lysterfield End
Nettleham, Lincoln

BROWN & CO JH Walter



1 Lysterfield End, Nettleham, Lincoln, LN2 2GL

A substantial detached family home with accommodation in excess of 3,100 sq.ft located in the highly sought after village of Nettleham and enjoying open field views.

The property benefits from high quality accommodation throughout comprising of an entrance hall, WC, stunning open-plan living kitchen with utility and boot room, and family room to ground floor, master bedroom with walk in wardrobe and en suite, three further bedrooms (two with en-suite) and family bathroom to first floor, and a further double bedroom with en-suite to the second floor.

Outside the property is approached via a block paved driveway with ample off street parking which leads to an integral double garage. There is a detached home office with kitchen and WC facilities. Whilst to the side and rear is a generous garden consisting of a raised patio area which wraps around the rear and side of the property and steps down to a lawn, and an allotment area.



ACCOMMODATION Ground Floor

Entrance Hall
Front entrance door, stairs rising to first floor, tiled flooring.

WC
WC, wash basin.

Living Kitchen
With bi-folding doors opening onto a raised patio, wood burning stove, high quality fitted kitchen with central island, storage units, worktops, a range of integrated NEFF appliances including dishwasher, tall fridge and freezer, induction hob with extractor, four ovens including steamer and microwave, and wine fridge.

Boot Room
Entrance door to side.

Utility
Rear entrance door, sink, space for further appliances.

Family Room
Dual aspect windows to front and rear, wood burning stove inset to brick fireplace.

First Floor

Landing
Double glazed window to front, airing cupboard, stairs rising to second floor, radiator.

Bedroom One
French doors with Juliet balcony to rear, walk in wardrobe, radiator.

En Suite
Double glazed window to side, WC, vanity wash basin, bath tub, shower cubicle.

Bedroom Three
Double glazed window to rear, built in wardrobe, radiator.

En Suite
Double glazed window to side, vanity wash basin, WC, shower cubicle.

Bedroom Four
Double glazed windows to front and side, built in wardrobe, radiator.

Bedroom Five
Double glazed window to front, built in wardrobe, radiator.

Bathroom
Double glazed window to rear, WC, vanity wash basin, bath tub, shower cubicle, heated towel rail.

Second Floor
Bedroom Two
French doors with Juliet balcony to rear, Velux window, built in cupboard, radiator.

En Suite
Velux window, WC, vanity wash basin, shower cubicle.



Outside

The property is accessed via a block paved driveway providing parking for several vehicles and leads to an integral double garage. To the side is a detached home office with

To the side and rear is a generous garden with a large elevated patio wrapping around the side and rear of the property which steps down to a lawn with decorative borders. There is also an allotment, log store, garden shed along with a detached home office which has its own WC and kitchen facilities.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band F

MOBILE

We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 220 Mbps.

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.

AGENT

James Drabble

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

1, Lysterfield End
Netherham
LINCOLN
LN2 2GL

Energy rating
B

Valid until:
12 February 2030

Certificate number:
9478-4021-7352-6890-1234

Property type
Detached house

Total floor area
254 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 energy rating is B. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

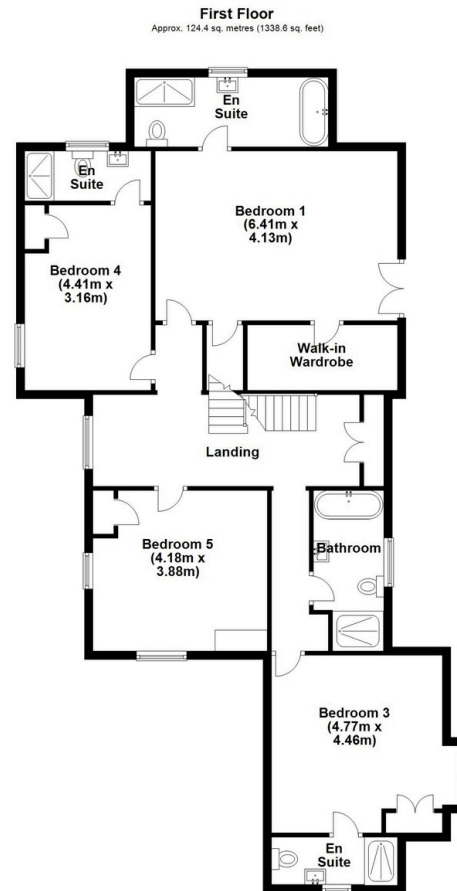
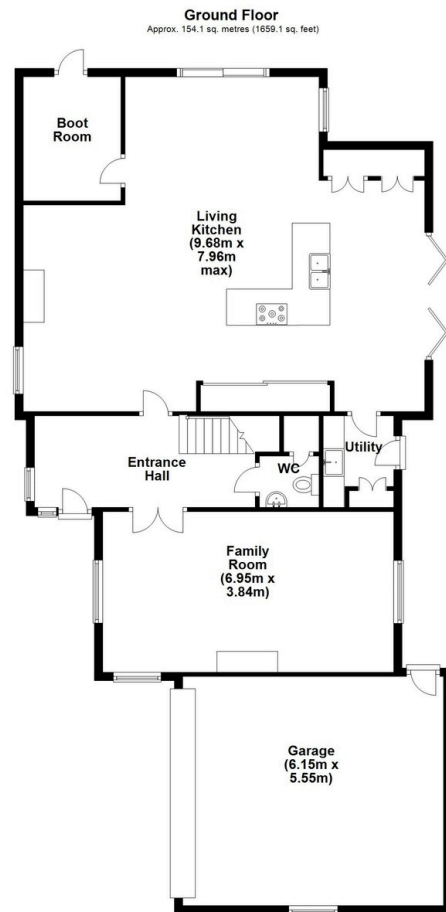
The graph shows this property's current and potential energy rating.

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.

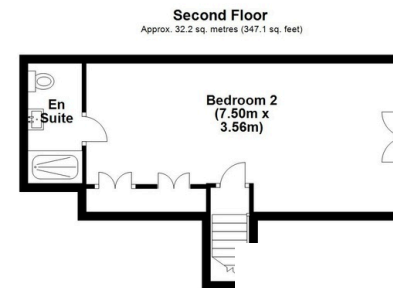
For properties in England and Wales:
the average energy rating is D
the average energy score is 60



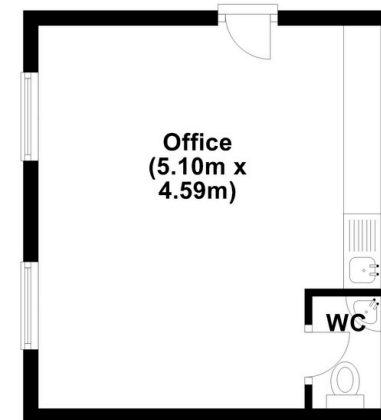




Total area: approx. 310.8 sq. metres (3344.9 sq. feet)
The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



Ground Floor
Approx. 23.4 sq. metres (252.2 sq. feet)



Total area: approx. 23.4 sq. metres (252.2 sq. feet)

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Plan produced using PlanUp.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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