



5 Chapel Lane  
Nettleham, Lincoln

**BROWN & CO** JH Walter







## 5 Chapel Lane, Nettleham, Lincoln, LN2 2NX

A delightful mid-terrace house full of charm and character and located close to the heart of the highly sought after village of Nettleham.

The property comprises of an entrance hall, living room, dining room, kitchen, utility and bathroom to the ground floor, along with two bedrooms and a spacious landing area which could be turned into a third bedroom.

Outside to the rear is a pleasant cottage style garden with useful outbuilding. The property is sold with no onward chain.



### ACCOMMODATION

#### Ground Floor - Entrance Hall

Front entrance hall door, double glazed window to side, stairs rising to first floor, radiator.

#### Living Room

Double glazed windows to front and side, radiator.

#### Dining Room

Walk in storage cupboard, under stairs storage cupboard, radiator, opening into kitchen.

#### Kitchen

Double glazed window to rear, stainless steel drainer sink, worktop, base and eye level storage units, space for cooker, radiator.

#### Utility

Door leading to rear garden, wall mounted boiler, space for appliances.

#### Bathroom

Double glazed windows to rear, bath with wall mounted shower unit over, shower rail and curtain, WC, pedestal wash basin, radiator.

### First Floor

#### Landing / Potential Bedroom

Two double glazed windows to rear, storage cupboard, two radiators, loft access.

#### Bedroom One

Double glazed window to side, radiator.

#### Bedroom Two

Double glazed windows to front and side, radiator.

### Outside

To the rear is good sized cottage style garden with decorative shrubs, seating area and a useful outbuilding.

### TENURE & POSSESSION

Freehold and for sale by private treaty.

### COUNCIL TAX

Band C

### MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, 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 100 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.

### 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

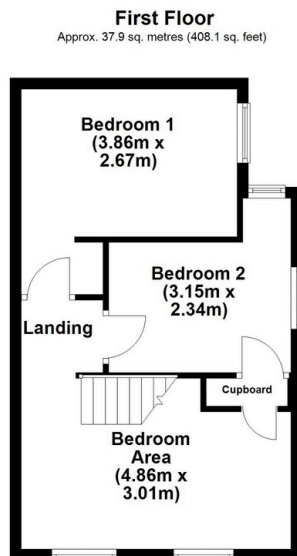
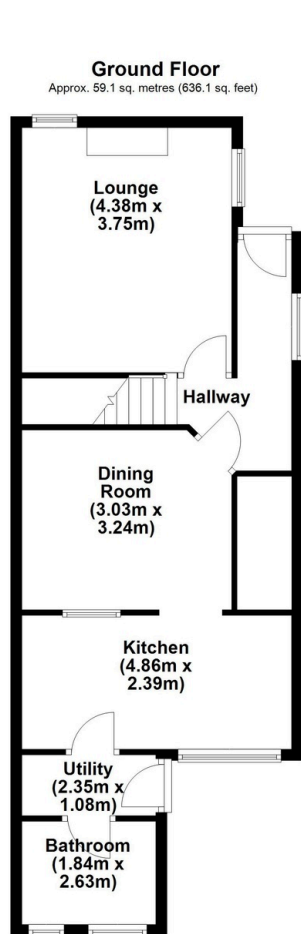












Total area: approx. 97.0 sq. metres (1044.3 sq. feet)

3/27/25, 11:55 AM

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

Energy performance certificate (EPC)			
5 Chapel Lane Nettleham LINCOLN LN2 2NX	Energy rating <b>D</b>	Valid until:	24 August 2032
		Certificate number:	2111-5289-1401-2991-2926

Property type	Mid-terrace house
Total floor area	95 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 D. It has the potential to be B.

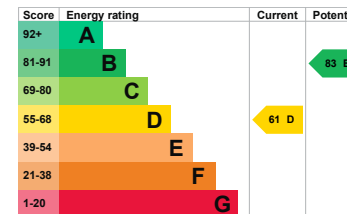
[See how to improve this property's energy efficiency.](#)

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



### 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. <https://www.gov.uk/guidance/find-an-energy-performance-certificate> 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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