



6 Mulsanne Way
Nettleham, Lincoln

BROWN & CO JH Walter



6 Mulsanne Way, Nettleham, Lincoln, LN2 2ZD

A spacious detached family home built in 2019 to a high specification by reputable local builders Homes by Stirlin on a quiet development within the highly sought after village of Nettleham.

The property comprises of an entrance hall, WC, living room with wood burning stove, high quality open-plan living dining kitchen with bi-folding doors opening to the rear garden and utility to the ground floor, along with master bedroom with en-suite, three further double bedrooms and a family bathroom to the first floor.

Outside to the front is a detached double garage, large driveway with parking for several vehicles, and a private, enclosed, lawned rear garden with patio.



ACCOMMODATION

Ground Floor

Entrance Hall

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

WC

Double glazed window to front, WC, wash basin.

Living Room

Double glazed windows to front and rear, double glazed door opening to rear garden, wood burning stove inset to fireplace, bespoke fitted shelving.

Open-Plan Living Dining Kitchen

Double glazed windows to front and side, Bi-folding doors opening onto patio, further side entrance door, high quality fitted kitchen with Belfast sink, worktops, matching base and eye level storage units, integrated double oven, fridge, freezer, wine cooler, dishwasher and gas hob with extractor above.

Utility

Double glazed window to rear, storage units and space for further appliances.

First Floor

Landing

Double glazed window to rear, airing cupboard, loft access, radiator.

Bedroom One

Double glazed windows to side and rear, dressing area with fitted wardrobes, radiator.

En Suite

Double glazed window to side, shower cubicle, vanity wash basin and WC with concealed cistern, tiled splash backs, heated towel rail.

Bedroom Two

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Four

Double glazed window to rear, fitted pull down wall bed, radiator.

Bathroom

Double glazed window to front, bath, double shower cubicle, vanity wash basin and WC with concealed cistern, tiled splash backs, heated towel rail.

Outside

To the front the property is accessed via a large driveway which provides parking for several vehicles and leads to a detached double garage.

AGENTS NOTE

The property benefits from underfloor heating to the ground floor and radiators to the first floor (gas central heating). It also benefits from a water softener and two electric car charging points, one at the side of the house and one at the side of the detached garage.



LOCATION

Nettleham is a very popular and picturesque village with the beck running in front of the Church and is located just 4 miles North of the historic Cathedral City of Lincoln.

The village itself has an excellent range of amenities including an infant and junior school, Co-op, three pubs, coffee shops, doctors surgery, various takeaways, library, football & cricket clubs. It also has a regular bus service to Lincoln.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX - Band E

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 1800 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.

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

Energy performance certificate (EPC)

6, Mulsanne Way
Nettleham
LINCOLN
LN2 2ZD

Energy rating
B

Valid until:
7 December 2029
Certificate number:
0788-6959-7322-5291-8950

Property type
Detached house

Total floor area
174 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 A.
[See how to improve this property's energy efficiency.](#)

Score | Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

85 B

92 A

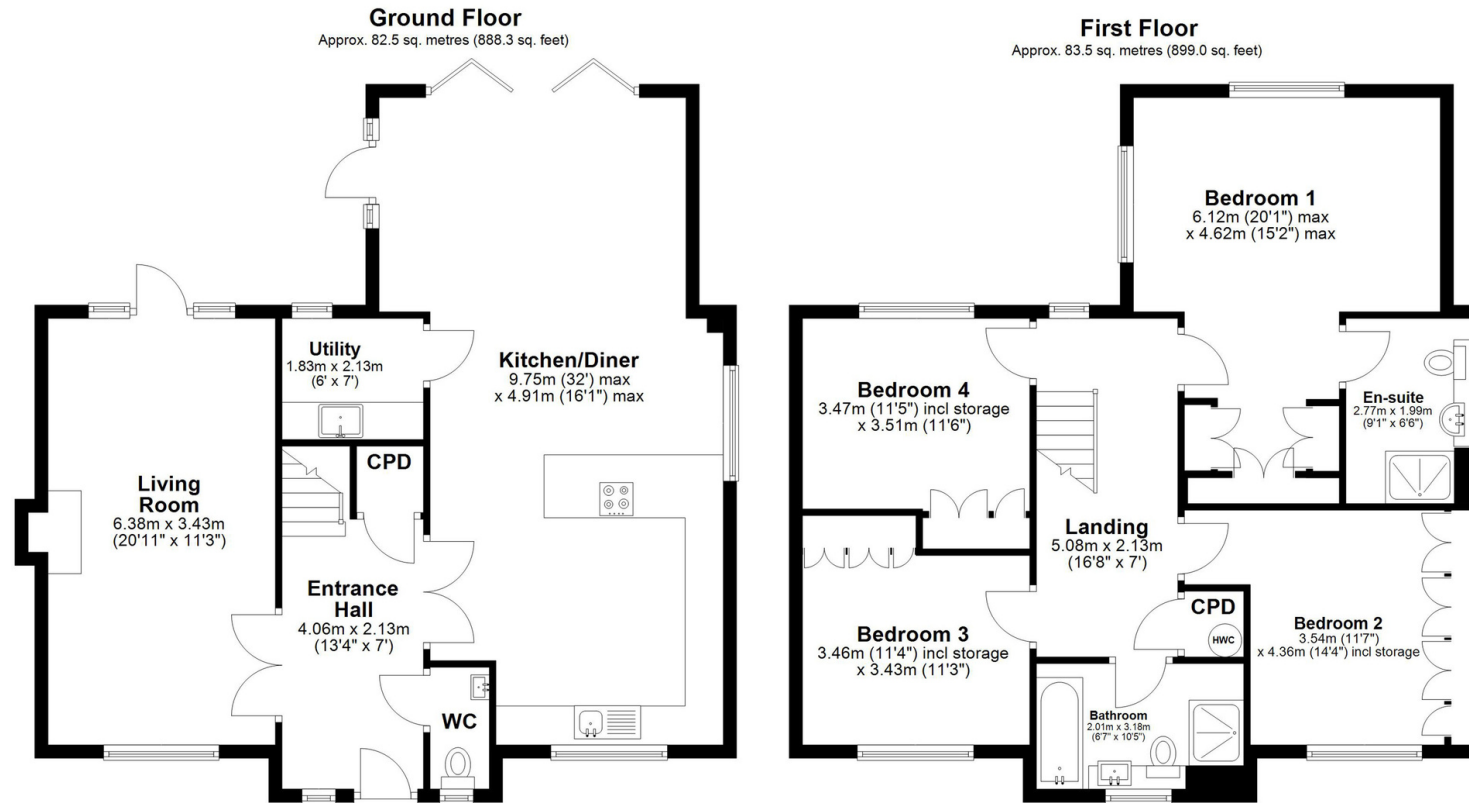
The graph shows this property's current and potential energy rating.

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0788-6959-7322-5291-8950?print=true>

1/5



Total area: approx. 166.0 sq. metres (1787.3 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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6 Mulsanne Way, Nettleham

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