



5 Chapel Lane, Nettleham, Lincoln, LN2 2NX **Guide Price £175,000 - £300,000 (£900 + VAT Buyers Fee)**

Description

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.

Directions

From the A46 turn right into Nettleham on Washdyke Lane which leads into the High Street. Then turn left onto Church Street and left again onto Chapel Lane and the property is on the left.

<https://what3words.com/truth.qualifier.jaunts>

Accommodation

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

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band E

Services

The property offers mains water, gas, electric and a private drainage system.

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

Strictly by appointment with the Auctioneers. Tel: 01522 504360

Completion Date

This lot will be sold with a 10% deposit and up to 4 weeks for completion.



Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or cpa@brown-co.com

Solicitors

Amanda Johnson

Chattertons

St Swithins' Court, 1 Flavian Road,

Nettleham Road

Lincoln, LN2 4GR

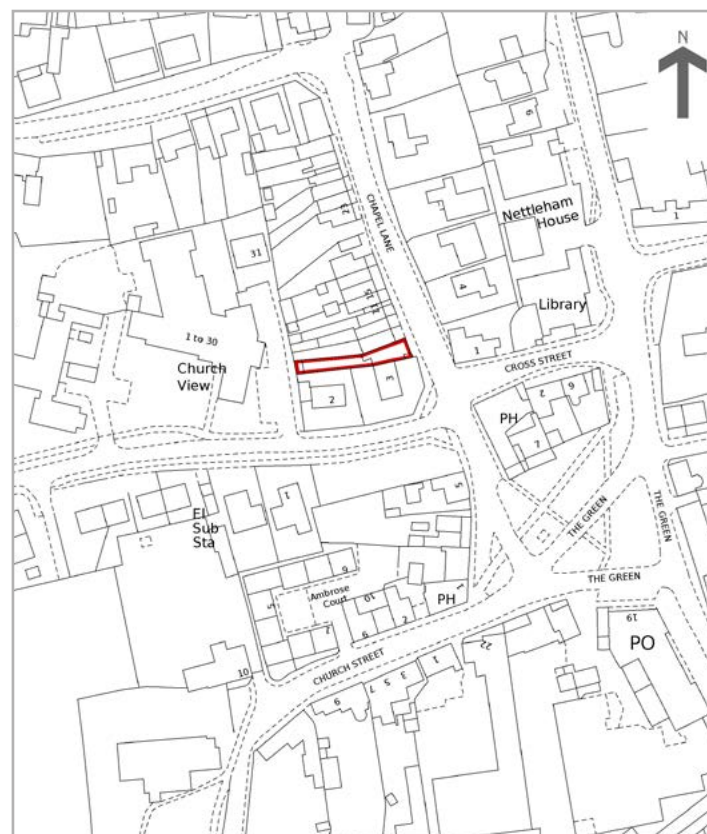


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Agent

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The attached plans are not to scale, are for identification purposes only and do not form part of any contract.

