



2 RICHARDS ROW NETTLETON ROAD

LN7 6NB

£171,500
FREEHOLD

No Chain and ready to move into! This spacious three bed roomed property with parking is a 'must see' with a handy location close to town...



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2 RICHARDS ROW



Description

Nestled on Nettleton Road, offering a perfect blend of comfort and modern living. Spanning an deceptive 893 square feet, this spacious townhouse is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a large and bright living room creating a warm and inviting atmosphere. The dining kitchen is well-appointed, complete with a handy storage pantry, as well as a door that leads directly to the enclosed garden, making it easy to enjoy al fresco dining.

The first floor boasts three generously sized bedrooms, providing ample space for family members or guests. The modern refitted family bathroom is a standout feature, offering a stylish and practical space for daily routines.

Outside, the property benefits from an enclosed garden space, complete with a patio area, perfect for enjoying sunny days or hosting gatherings.

Additionally, there is allocated parking for one vehicle, adding to the convenience of this lovely home, offered for sale with no onward chain!

Lounge

With large window to the front, the bright and welcoming Living Room offers ample space for large sofas, comfy armchairs and media outlets, complemented by the focal fireplace.

Kitchen Diner

Featuring a great range of fitted storage and working space, with tiled upstands, space for dishwasher, fridge freezer and washing machine, cooker point and modern shaped extractor hood above.

With space for a large dining table and chairs, door to the rear garden, large window to the rear and door to the under stairs storage cupboard/pantry.

First Floor Landing

Providing access to all principal first floor rooms

Bedroom One

With large window to the front, this is a well proportioned master bedroom providing ample space for kingsize bed and further bedroom furnishings.

Bedroom Two

Another spacious double bedroom with large window to the rear.

Bedroom Three

The third bedroom is a larger than average

single bedroom with fitted storage cupboard and window to the rear.

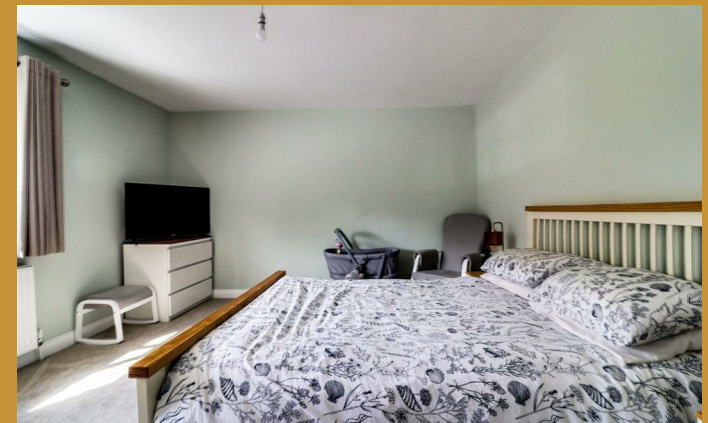
Family Bathroom

Recently refitted, the modern suite comprises panelled bath with side splash-screen and shower above with aqua-panelling to splashbacks, WC, wash hand basin, towel rail radiator, frosted window to the rear, fitted cupboard housing the gas fired central heating boiler..

Outside

With pebble finished front flowerbed and pathway leading to the front entrance door with portico over. The property's parking space and Timber Garden Shed is easily accessed through the archway and can be found on the right hand side, allocated and shared with the further 2 neighbours. The rear garden gate is to the left and opens into a wonderfully secluded and enclosed garden with paved patio area, lawn and shrubbery.

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ADDITIONAL INFORMATION

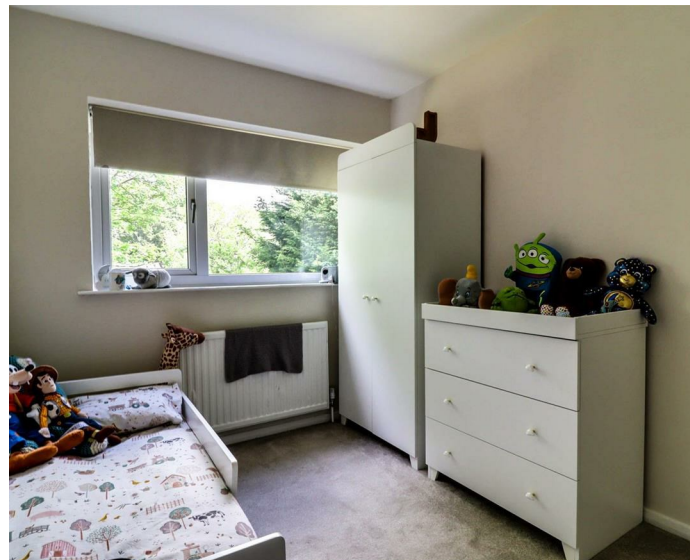
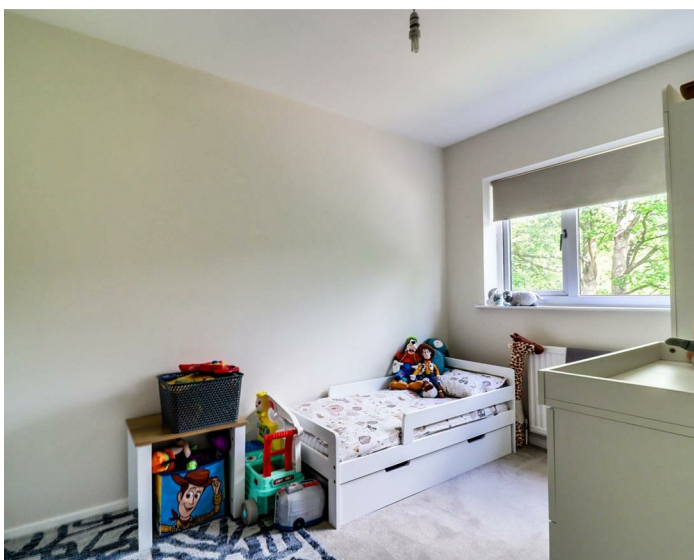
Local Authority – West Lindsey District Council

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 933.00 sq ft

Tenure – Freehold





Richards Row, Nettleton Road, Caistor



Approx. Gross Internal Floor Area 933 sq. ft / 86.83 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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