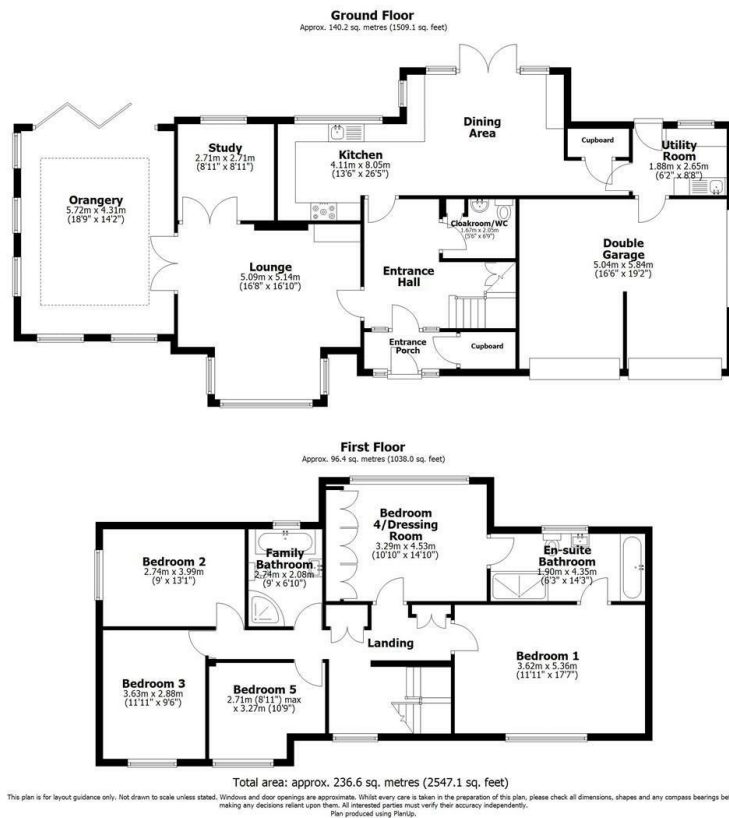




## 3 Mill Hill, Nettleham, Lincoln, LN2 2PE

Asking Price £795,000

- Five Bedroom Family Home
- Orangery with Bi-Fold Doors and underfloor heating
- Double Garage
- EPC Rating C
- Set within own Landscaped Gardens
- Separate Study
- Beautiful Landscaped Gardens
- Kitchen with Dining Area and separate Utility Room
- Large Lounge
- Council Tax Band E



## Directions

## Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	