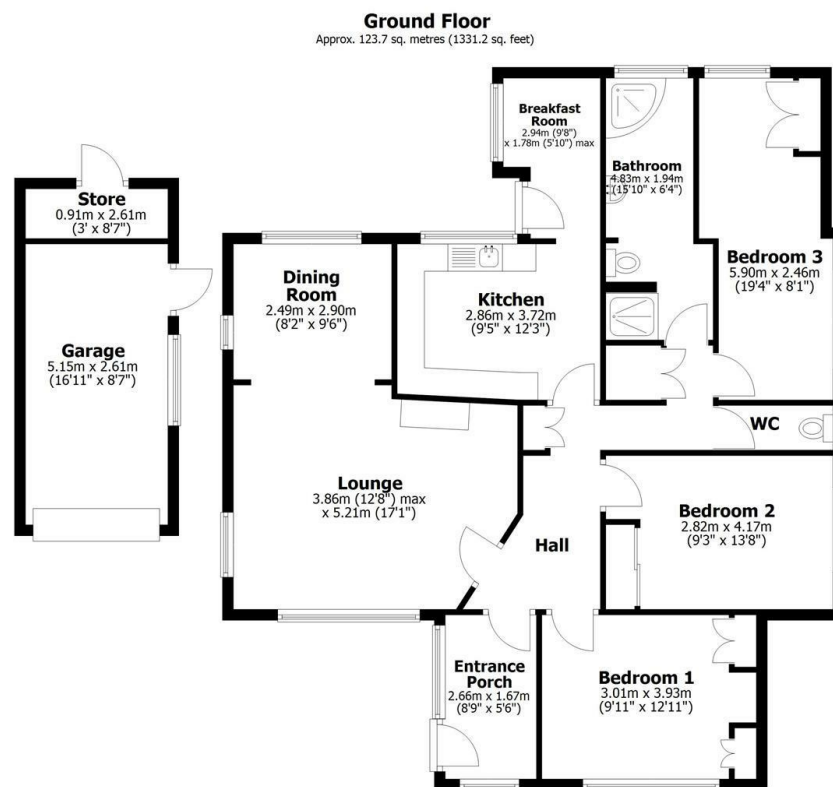




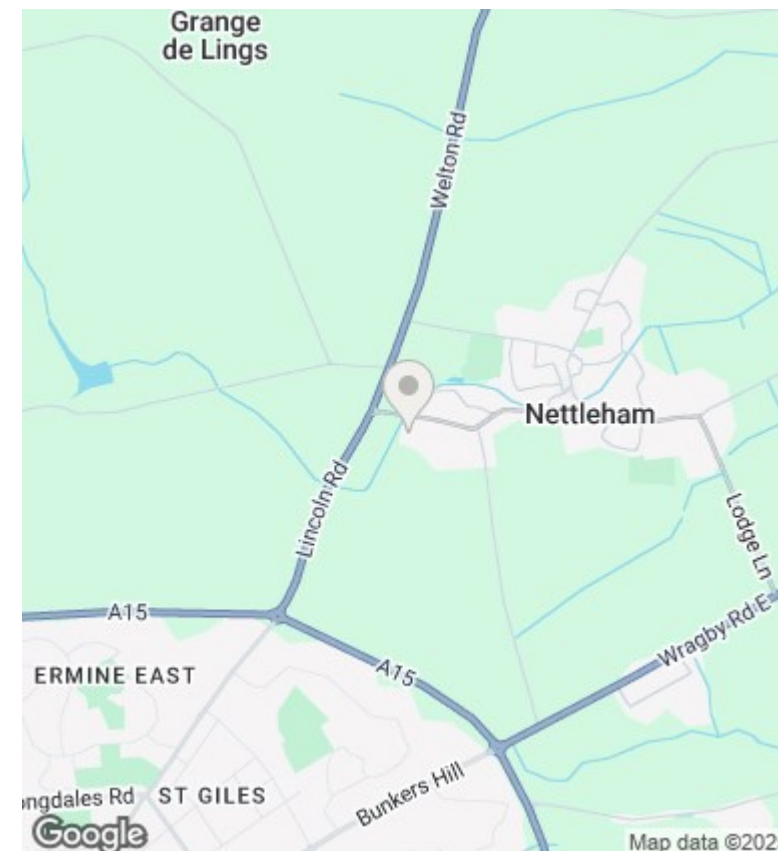
31 Cliff Avenue, Nettleham, Lincoln, LN2 2PU

Asking Price £395,000

- Three Bedroom Detached Bungalow
- Potential for further extension if required
- Elevated Cul de Sac Location
- EPC Rating D
- Two Reception Rooms
- Extensive Gardens to the Front and Rear
- Central Village location, close to a number of amenities
- Large Family Bathroom and Separate WC
- Driveway Parking for a number of vehicles and Single Garage
- Council Tax Band D



Total area: approx. 123.7 sq. metres (1331.2 sq. feet)



Directions

Viewings

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

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC