



- Semi-Detached Bungalow
- Enclosed Rear Garden
- 2 Double Bedrooms
- uPVC Double Glazing & Gas Central Heating
- Wet Room
- Quiet Cul-De-Sac Position
- Lounge Diner & Kitchen
- Popular Village Location

High Leas, Nettleham, LN2 2TA,
£230,000





Situated in the ever popular village of Nettleham. Starkey&Brown are delighted to offer for sale this 2 double bedroom semi-detached bungalow. The property enjoys a quiet cul-de-sac position at the end of High Leas and comes with a 16'0" lounge diner, kitchen with a range of eye and base level units, 2 double bedrooms and a wet room. To the rear of the property there is a lawned garden. To the front of the property there is a gravelled area with potential for off street parking (subject to the necessary construction works). Further benefits of the property includes uPVC double glazing throughout, gas central heating combination boiler (located in loft), storage cupboard to the hallway, updated fuse box (updated last 3 years), private passageway which provides access from the front and the rear of the property whilst having some brick built storage. The village of Nettleham is well regarded due to it's wealth of amenities within the village these include doctors surgery, dental surgery, post office, Co-op food store, coffee shops, takeaways, primary school and a range of public houses. For further details contact Starkey&Brown. Council tax band: A. Freehold.



Entrance Hall

Via private passageway. Having uPVC front door to front aspect, second uPVC door to rear aspect leading onto rear garden, loft access (insulated with partial boarding), gas combination boiler (approximately 7/8 years old) and fuse box (updated last 3 years) . Access to storage 5'1" x 6'1". Internal access to:

Inner Hallway

Having storage cupboard. Access to living accommodation.

Lounge Diner

11' 10" x 16' 0" (3.60m x 4.87m)

Having radiator and uPVC double glazed window to front aspect.

Kitchen

10' 6" x 7' 4" (3.20m x 2.23m)

Having a range of base and eye level units with counter worktops, space for plumbing and appliances, sink and drainer unit, uPVC double glazed window to front aspect and radiator.

Master Bedroom

12' 9" x 10' 10" (3.88m x 3.30m)

Having a range of built-in wardrobes with sliding doors, fitted chest of drawers, uPVC double glazed window to rear aspect and radiator.

Bedroom 2

11' 7" x 9' 11" (3.53m x 3.02m)

Having uPVC double glazed sliding doors to rear garden and radiator.

Wet Room

6' 6" x 5' 6" (1.98m x 1.68m)

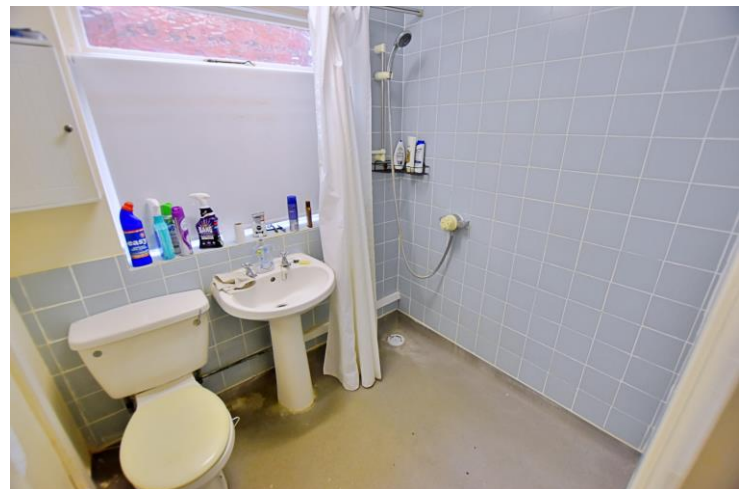
Having uPVC double glazed obscured window to side aspect, low level WC, pedestal hand wash basin unit, shower head, chrome heated hand towel rail and double door entry.

Outside Rear

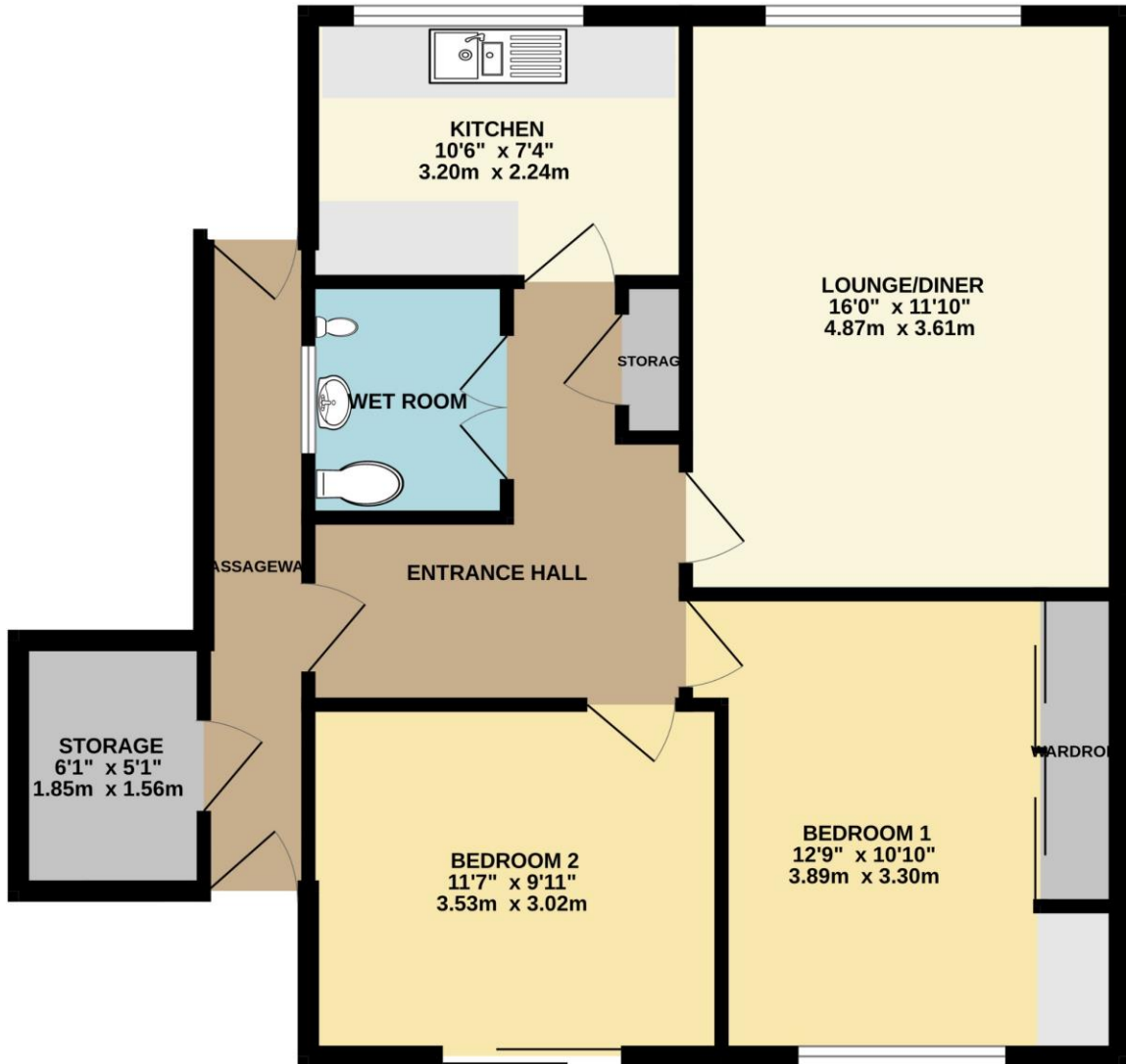
The rear garden is enclosed with fenced perimeters, being mostly laid to lawn with partial paving and access to private passageway.

Outside Front

To the front of the property there is gravelled area with potential for off street parking (subject to the necessary construction works).



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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