



- Detached Bungalow
- Superb Plot
- 3 Bedrooms
- Lounge, Dining Room & Conservatory

- Extensive Rear Garden With Field Views
- Driveway & Single Garage
- Cul-De-Sac Position
- No Onward Chain!

Cliff Avenue, Nettleham, LN2 2PU,
£350,000





An excellent opportunity to purchase an established bungalow enjoying a secluded cul-de-sac position in the highly desirable village of Nettleham. The property comes with no onward chain and comprises 3 bedrooms. There is a fitted kitchen that joins onto the dining room and a vast conservatory that observes the extent of the rear garden. Furthermore, there is a generous lounge, walk in shower room, uPVC double glazing and gas central heating throughout the property. The home comes with an impressive rear garden which is not overlooked and full of colour. Being finished with lawned area, mature shrubs and patio seating area, the garden makes for an ideal space for entertaining guests and relaxing. Parking provisions are provided by a large driveway and single garage measuring 16'11 x 8'11. The village of Nettleham is well regarded due to its presentation and abundance of amenities. There are two public houses, coffee shop, co-op foodstore, doctors' surgery, dental surgery, pharmacy, hairdresser, library, optician, a primary school, two churches, tennis courts, a rugby club and a sports ground for cricket and junior football, and a regular bus service to and from Lincoln taking approximately 15 minutes. Council tax band: D. Freehold.



Entrance Porch

Being of uPVC construction and providing access into:

Entrance Hall

Having radiator, storage cupboard and access to living accommodation.

Lounge

14' 8" x 12' 0" (4.47m x 3.65m)

Having feature fireplace, uPVC double glazed window to front and side aspects and 2 radiators. Access into:

Dining Room

9' 8" x 8' 9" (2.94m x 2.66m)

Having radiator and uPVC double glazed window to side aspect.

Kitchen

10' 0" x 12' 9" (3.05m x 3.88m)

Having a range of eye and base level units with counter worktops, space and plumbing for appliances, sink and drainer unit, double glazed window to rear aspect and access into:

Conservatory

22' 10" x 11' 0" (6.95m x 3.35m)

Being of uPVC construction with brick base, French door to rear aspect leading onto rear garden, tiled flooring and radiator.

Master Bedroom

12' 11" x 11' 0" (3.93m x 3.35m)

Having uPVC double glazed window to front aspect and radiator.

Bedroom 2

13' 9" x 8' 11" (4.19m x 2.72m)

Having uPVC double glazed window to side aspect and radiator.

Bedroom 3

13' 1" x 6' 11" (3.98m x 2.11m)

Having uPVC double glazed window to side aspect and radiator.

Shower Room

5' 9" x 10' 0" (1.75m x 3.05m)

Having walk-in shower, uPVC double glazed obscured window to rear aspect, hand wash basin unit, low level WC and radiator.

Outside Rear

Having enclosed garden being mostly laid to lawn with patio seating area and mature shrubs. Enclosed with hedged and fenced perimeters. Side access leading to the front of the property.

Outside Front

Having driveway with parking for many vehicles. Access to single garage.

Single Garage

16' 11" x 8' 11" (5.15m x 2.72m)

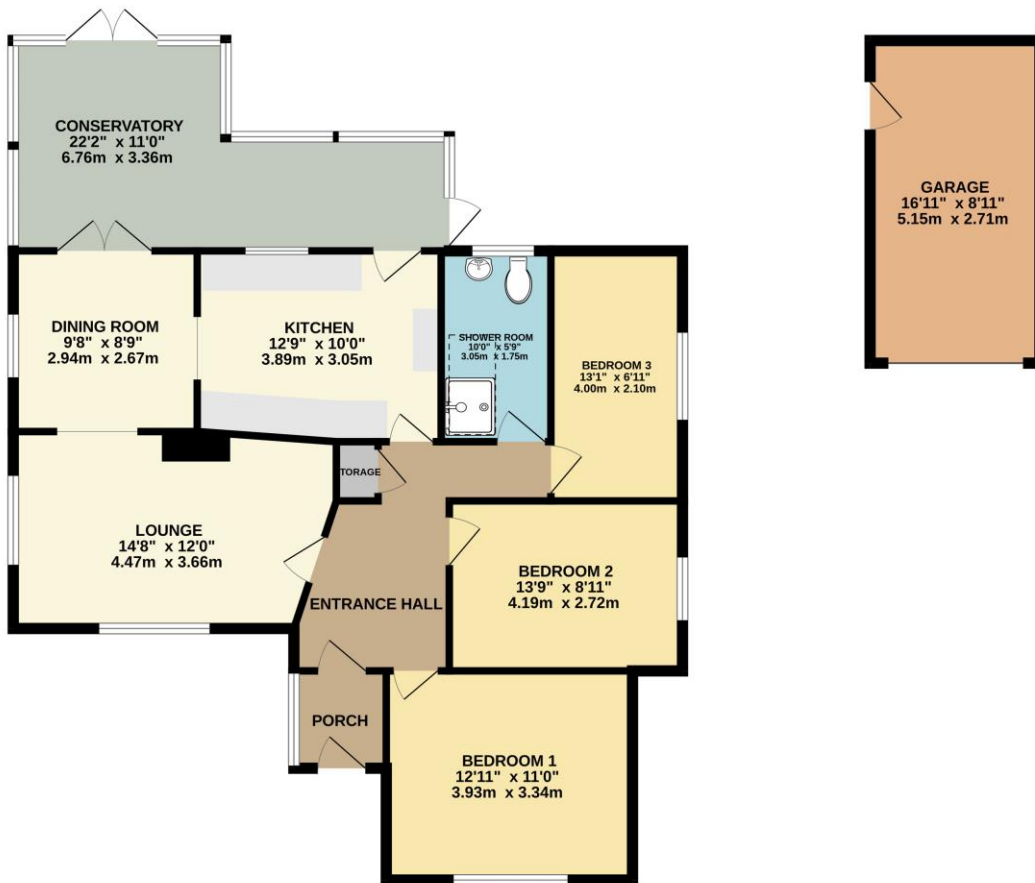
Having up and over door. Personnel door, power and lighting and utility meters.





GROUND FLOOR
1092 sq ft. (101.5 sq.m.) approx.

1ST FLOOR
151 sq ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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