



- NO ONWARD CHAIN
- Mid Terrace House
- 2 Bedrooms
- Brand New Kitchen & Bathroom
- Lounge & Dining Room
- Rear Garden & Parking
- Ideal First Time Buy
- Popular Village Location

Cotton-Smith Way, Nettleham, LN2 2XT,  
£195,000





Offered for sale with no onward chain is this turn key property located in the premium village of Nettleham. Being immaculately presented throughout and having being completely refurbished within the last 3 weeks. The property includes a brand new kitchen, a brand new bathroom suite, new consumer unit and gas central heating boiler. Accommodation briefly comprises a lounge, dining room, stylish kitchen with integral oven, hob and extractor hood. Rising to the first floor there is are 2 bedrooms and a 3 piece family bathroom suite. Outside to the rear there is a larger than average lawned garden and access to bin storage and 2 parking spaces. To the front of the property there is a small lawned area. The village of Nettleham is well regarded due to it's close proximity to Lincoln city centre but also having a wealth of local amenities which include schooling at primary level, doctors surgery and post office, pharmacy, Co-op foodstore, a range of public houses and coffee shops. For more information or to arrange a viewing contact Starkey&Brown. Council tax band: B. Freehold.



### Lounge

Having uPVC double glazed window to front aspect, feature electric fireplace, radiator, understairs storage cupboard, wood laminate flooring, composite front door entry to front aspect and stairs rising to first floor. Opening into:

### Dining Room

8' 1" x 6' 2" (2.46m x 1.88m)

Having wood laminate flooring, French doors to rear aspect leading onto rear garden and radiator. Archway leading into:

### Kitchen

8' 0" x 6' 2" (2.44m x 1.88m)

Having a brand new kitchen with a range of base and eye levels units and counter worktops, integral oven with hob and extractor hood over, subway tiled surround, space and plumbing for appliances, sink and drainer unit, uPVC double glazed window to rear aspect overlooking the rear garden.

### First Floor Landing

Having over stairs storage cupboard and loft access.

### Master Bedroom

12' 3" max x 11' 1" max (3.73m x 3.38m)

Having 2 uPVC double glazed windows to front aspect, over stairs storage cupboard and radiator.

### Bedroom 2

9' 8" x 6' 0" (2.94m x 1.83m)

Having single uPVC double glazed window to rear aspect and radiator.

### Bathroom (Completed 3 weeks ago)

Having uPVC double glazed obscured window to rear aspect, 3 piece suite with bath and electric showerhead over, feature tiled surround, low level WC, pedestal hand wash basin unit, chrome heated hand towel rail, shaver point and extractor unit.

### Outside Rear

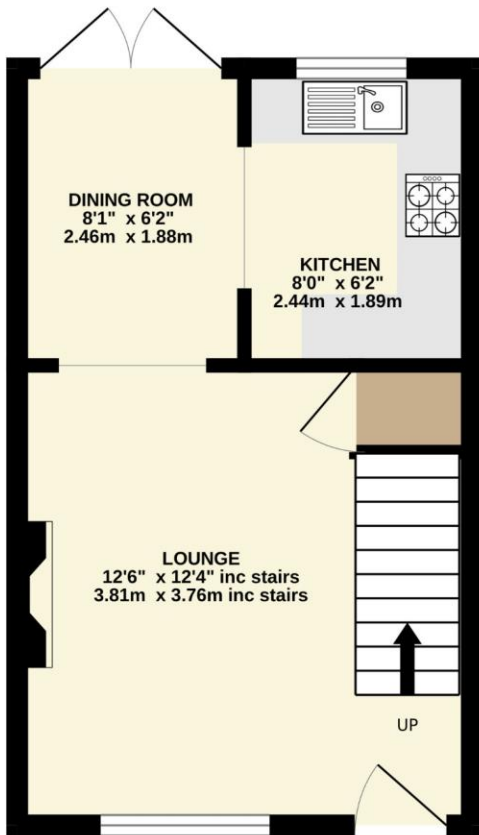
Having an enclosed garden with fenced perimeters being mainly laid to lawn with patio seating area and a pathway leading to external access to bin storage and provides access to parking provisions.

### Outside Front

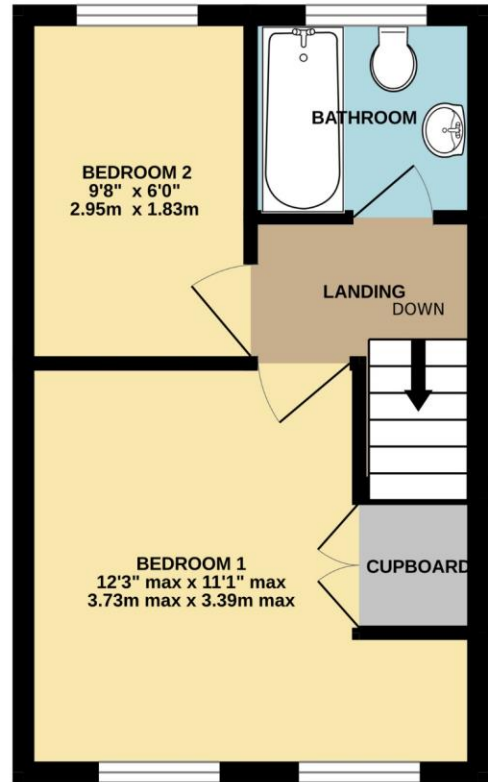
Having a small lawned front garden with pathway leading to front door entry.



GROUND FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



1ST FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 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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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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