



- Detached Bungalow
- Close Proximity To Shops
- 2 Bedrooms
- Lounge Diner & Kitchen
- Modern Bathroom
- Insulated Conservatory
- Single Garage
- Cul-De-Sac Location

Marigold Close, Nettleham Fields, LN2 4SZ,
£244,950





Situated within close proximity of Nettleham Fields shopping centre. Starkey&Brown is pleased to offer for sale this 2 bedroomed detached bungalow in this cul-de-sac location. The vendor has made various improvements since buying the property such as decorating throughout, new combination central heating boiler, a newly fitted bathroom in 2019 and the conservatory has been re-roofed, insulated and has spotlights inset. Accommodation comprises of a very useful enclosed entrance porch with door through to lounge, there is also a fitted kitchen, 2 good sized bedrooms, a modern bathroom suite fitted in 2019 and a uPVC conservatory. Outside the property has a block paved driveway with off street parking for at least 5/6 cars leading to garage. Garage having up and over door with light and power. There is also an enclosed lawned garden to rear aspect. Council tax band: B. Freehold.



Double glazed French doors leading into:

Enclosed Entrance Hallway

Having tiled flooring. Door through to:

Lounge Diner

14' 4" x 13' 1" into bay 11'8" min (4.37m x 3.98m)

Having uPVC bay window to front aspect and an additional window to side aspect and a double radiator.

Kitchen

10' 9" x 8' 4" (3.27m x 2.54m)

Having a range of fitted wall and base units, rolled edged worktop surfaces incorporating cupboards and drawers, built-in appliances include a 4 ring ceramic hob, electric oven and extractor hood, integrated dishwasher, integrated fridge (with a freezer compartment) and an integrated washer/dryer, cupboard housing a recently fitted combination central heating boiler, stainless steel sink with single drainer unit and uPVC window to side aspect. Door through to:

Conservatory

11' 3" x 8' 6" (3.43m x 2.59m)

Having double glazed windows, door to rear garden, tiled flooring, insulated ceiling with recess spot inset.

Bedroom 1

11' 9" x 9' 10" (3.58m x 2.99m)

Having a double radiator and uPVC window.

Bedroom 2

10' 9" x 9' 0" (3.27m x 2.74m)

Having uPVC window and a radiator.

Bathroom

6' 3" x 5' 9" (1.90m x 1.75m)

Having a modern 3 piece suite comprising of a panelled bath, wash hand basin, a low level flush WC, a mains fed shower over bath, fully tiled walls and flooring, a stainless steel heated towel rail, uPVC frosted window and recess spotlights to ceiling.

Inner Hallway

Having storage cupboard, access to roof void via a pull down ladder. The roof void has light and is mostly boarded.

Outside Front

Having a block paved driveway with off street parking for at least 5/6 cars. Gate to rear garden. Leading to a single garage.

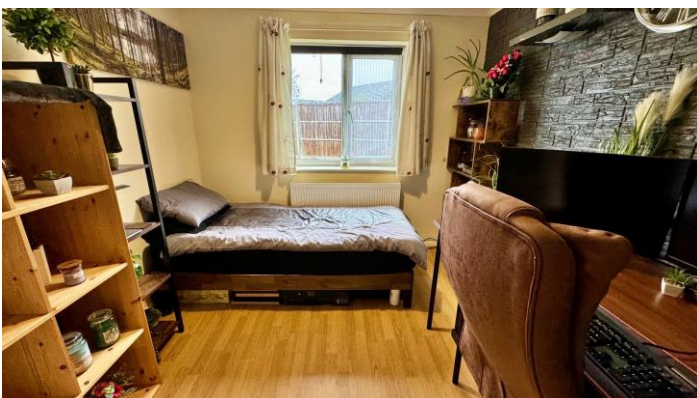
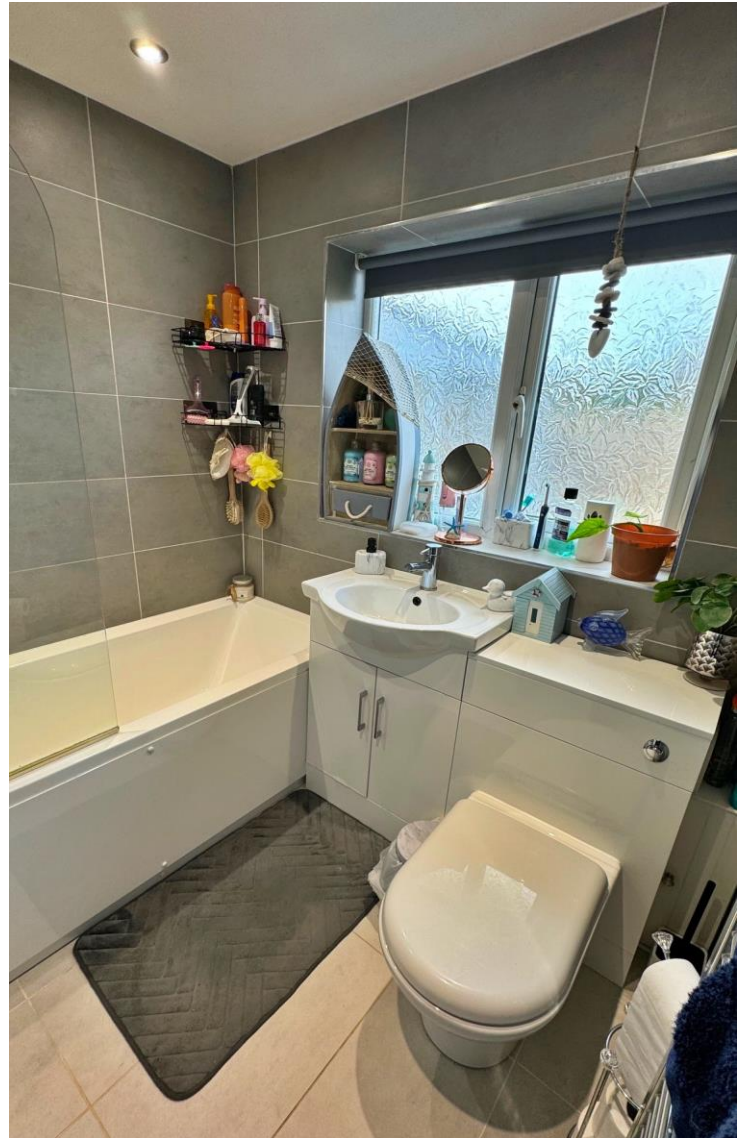
Single Garage

16' 8" x 8' 5" (5.08m x 2.56m)

Having up and over door with light and power.

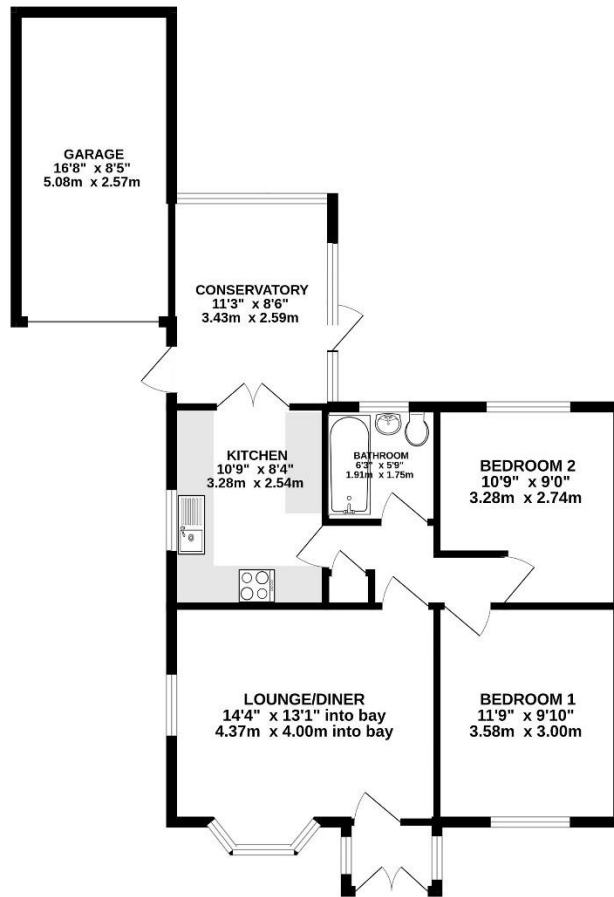
Outside Rear

Is mostly laid to lawn with gravelled borders and fence surround.





GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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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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