



- No Onward Chain
- Semi-Detached House
- 2 Bedrooms
- Built In 2017 By Taylor Lindsey

- Immaculate Internal Presentation
- Kitchen Diner
- 16'3" Lounge
- Landscaped Gardens & Garage

Wolsey Way, Nettleham Fields, LN2 4ST,  
£195,000







Offered for sale with no onward chain is this immaculately presented 2 bedroom semi-detached house. Situated within the Nettleham Fields area of Lincoln which is situated to the northern outskirts of Lincoln city centre the property is surrounded by a wealth of amenities. These amenities include a range of nationwide retailers, independent stores, activity centre such as the local gym, schooling at primary and secondary levels and a regular bus service to and from the Cathedral city of Lincoln. The property comprises of a welcoming entrance hall, ground floor WC, a lounge measuring 16'3" x 14'8" max and a stylish kitchen diner with a range of fitted units and integral appliances and French doors overlooking the rear garden. Rising to the first floor are 2 double bedrooms with the master bedroom featuring an impressive 8'9" x 3'3" double wardrobe, both bedrooms benefitting from the use of a 3 piece bathroom suite. To the rear of the property is an enclosed garden being landscaped with 2 patio seating areas and an additional timber decking area which makes the ideal setting for entertaining and relaxing with guests. To the front of the property is a single garage measuring 17'0" x 8'9" with power and lighting, and an allocated parking space immediately in front of the garage. For further details and viewing requests contact Starkey&Brown. Council tax band: B. Freehold.



### Entrance Hall

Having composite door to front aspect, radiator and consumer unit. Access into lounge and downstairs WC.

### Downstairs WC

2' 8" x 6' 4" (0.81m x 1.93m)

Having low level WC, hand wash basin unit, radiator, tiled flooring and uPVC double glazed obscured window to front aspect.

### Lounge

16' 3" max x 14' 8" max (4.95m x 4.47m)

Having uPVC double glazed window to front aspect, radiator, feature electric fireplace, stairs rising to first floor and access into:

### Kitchen Diner

8' 5" x 14' 8" (2.56m x 4.47m)

Having a range of base and eye level units with counter worktops, integral oven with 4 ring gas hob and extractor hood over, sink and drainer unit, wall mounted Viessmann boiler gas central heating boiler, space and plumbing for kitchen appliances, uPVC double glazed window and French doors to rear aspect overlooking the garden and an understairs storage cupboard.

### First Floor Landing

8' 5" x 6' 4" (2.56m x 1.93m)

Having a radiator, airing cupboard with hot water cylinder and loft access.

### Bedroom 1

11' 2" to wardrobe x 11' 3" (3.40m x 3.43m)

Having uPVC double glazed window to front aspect, radiator and a large built-in wardrobe measuring 3'3" x 8'9" (0.99m x 2.66m).

### Bedroom 2

13' 2" x 8' 0" (4.01m x 2.44m)

Having uPVC double glazed window to rear aspect and radiator.

### Bathroom

6' 7" x 6' 3" (2.01m x 1.90m)

Having a 3 piece suite comprising a panelled bath with mains shower head over, low level WC, vanity hand wash basin unit, chrome heated hand towel rail, uPVC double glazed obscured window to rear aspect and extractor unit.

### Outside Rear

Having a landscaped arrangement with 2 patio seating areas and an additional timber decking area. Side access to the front of the property and external water source.

### Outside Front

Having a shared parking arrangement with the property having allocated parking in front of garage.

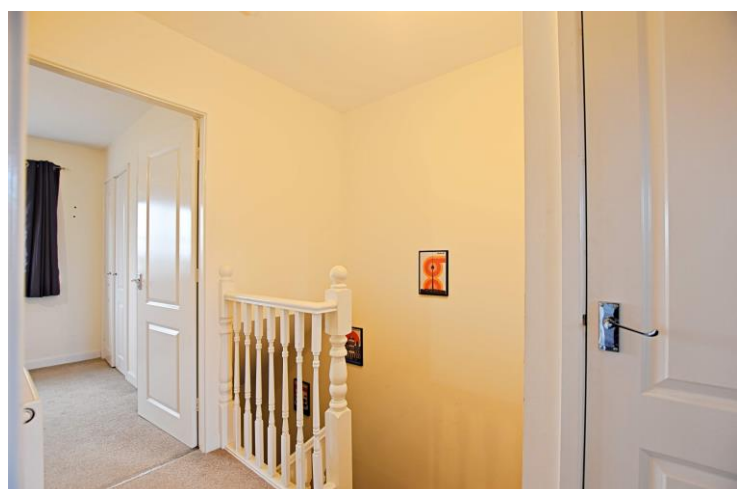
### Garage

17' 0" x 8' 9" (5.18m x 2.66m)

Having up and over door, power and lighting.

### Agents Note

We have been informed by the sellers. There is a maintenance charge of £100 per annum. Please contact the office for more information.



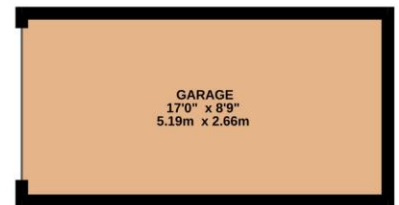
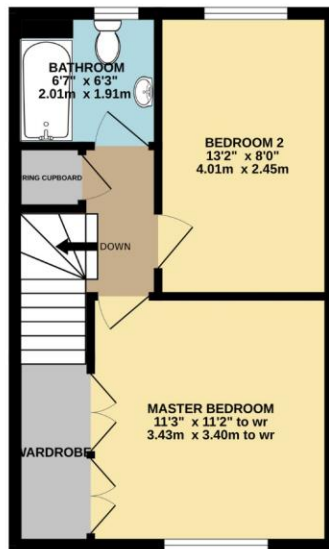
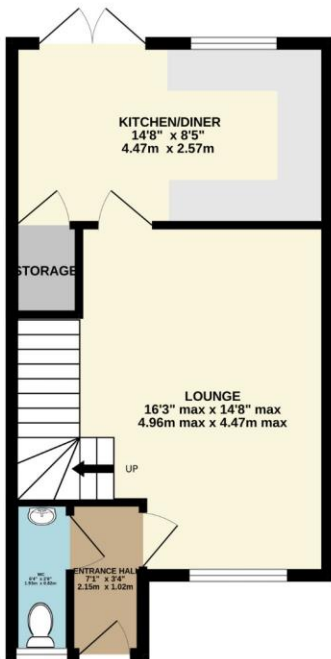




GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.

GARAGE  
148 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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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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.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



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