



- Detached Bungalow
- Very Well Presented Throughout
- Popular Village Location
- Pleasant Cul-De-Sac Position

- 3 Bedrooms & Luxury Shower Room
- Block Paved Driveway & 1½ Garage
- Private Rear Garden
- Viewing Highly Recommended!

Dalderby Crescent, Nettleham, LN2 2QB,
£340,000





Located in a pleasant cul-de-sac position within the award winning village of Nettleham is this very well presented and spacious detached bungalow on Dalderby Crescent. Accommodation briefly comprises entrance hallway, 21'6" max L-shaped lounge diner with double aspect windows, modern kitchen, 3 well proportioned bedrooms, luxury shower room with large walk-in shower and a separate WC. Outside the property has block paved driveway with space for several vehicles, 'one and a half garage' with remote control roller shutter door and generous sized well maintained garden to the rear which offers an excellent degree of privacy. Call today to view. Council tax band: D. Freehold.



Entrance Hallway

Having part glazed composite front entrance door, cupboard housing central heating boiler, cupboard housing hot water cylinder, additional cloak cupboard, coved ceiling, door into garage and access to part boarded loft with loft ladder, power and lighting.

Lounge Diner

21' 6" max x 19' 6" max (6.55m x 5.94m)

Having double aspect windows, gas fireplace with granite effect hearth and inset and wooden surround, wall lights, coved ceiling and serving hatch to kitchen.

Kitchen

12' 0" max x 10' 6" (3.65m x 3.20m)

Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in eye level Neff oven with slide and hide door, additional microwave oven, Neff induction hob with cooker hood over, space for full height fridge freezer, plumbing for dishwasher, ceramic tiled floor, LED downlights and uPVC door to side.

Bedroom 1

14' 2" into wardrobes x 9' 10" (4.31m x 2.99m)

Having a range of quality fitted units to include sliding door part mirrored wardrobes with matching bedside cabinets and bridging unit.

Bedroom 2

13' 0" x 9' 10" (3.96m x 2.99m)

Bedroom 3

9' 10" x 8' 0" (2.99m x 2.44m)

Luxury Shower Room

Having luxury 3 piece suite comprising large walk-in shower cubicle with electric shower appliance and glass shower screen, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, heated towel rail, fully tiled walls, LED downlights and extractor.

Separate WC

Having low level WC with concealed cistern, wash hand basin set in vanity unit and LED downlights.

Outside Front

To the front of the property there is a well maintained garden being mainly laid to lawn with a variety of plants and shrubs, outside lighting, outside power point, block paved driveway with space for several vehicles extending to garage. Paths at both sides leading to rear garden.

Garage

16' 0" x 13' 2" (4.87m x 4.01m)

Having remote control electric roller shutter door. Utility area with plumbing for washing machine, a range of base units, stainless steel sink unit with mixer taps over and door into hallway.

Outside Rear

To the rear of the property is a generous sized well maintained garden offering an excellent degree of privacy and being mainly laid to lawn with large patio area, a wide variety of plants and shrubs, 3 vegetable patches, green house, garden shed, outside lighting, outside power point and cold water tap.

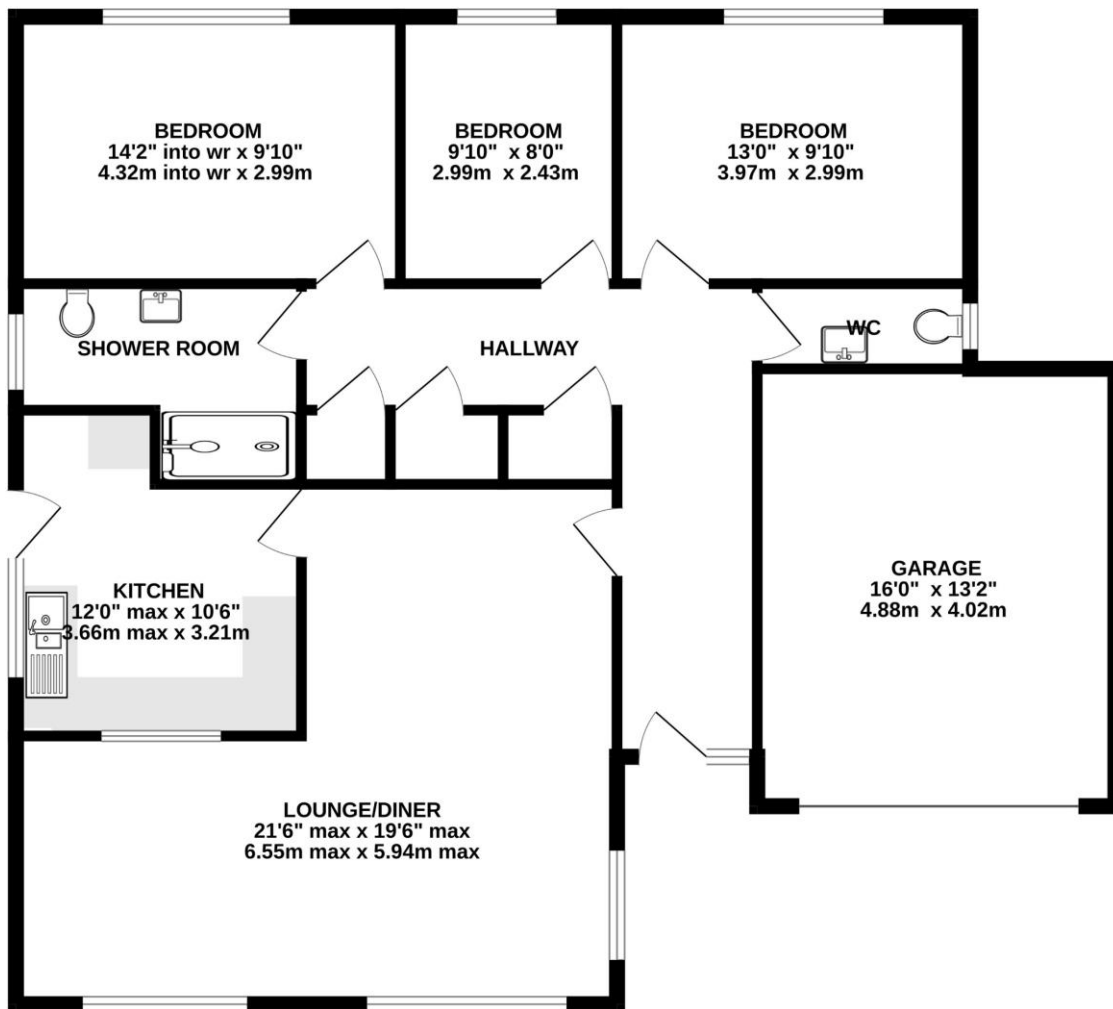
Agents Note

The energy performance certificate for this property is E rated. Since this certificate was produced there have been many energy improvements made to the property, so a revised energy performance certificate is anticipated to show a more favourable rating. Call for further information.





GROUND FLOOR
1260 sq.ft. (117.0 sq.m.) approx.



TOTAL FLOOR AREA : 1260 sq.ft. (117.0 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.

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