



- Uphill Location
- Extensive Rear Gardens
- Semi-Detached House
- 3 Bedrooms

- Lounge & Separate Dining Room
- Modern Kitchen
- Spacious Bathroom
- Cul De Sac Location

Nettleham Close, Uphill, LN2 1SJ,
£355,000





Situated in the sought after Uphill location, just off Broadway. Starkey&Brown are pleased to offer for sale this traditional bay fronted 3 bedroom semi-detached house on Nettleham Close. Accommodation comprises of entrance hallway, lounge, separate dining room, kitchen, utility area and a downstairs WC to the ground floor. Whilst the first floor boasts 3 bedrooms and a good size 4 piece bathroom suite. Outside the property has a driveway leading upto single garage and also there is an outside EV point for an electric car and an extensive gardens to rear aspect. To truly appreciate this property and garden size, viewing is essential. Council tax band: C. Freehold.



Front door:

Entrance Hallway

Having downstairs WC.

Downstairs WC

Having a 2 piece suite comprising of a low level flush WC, wash hand basin and a uPVC window to side aspect.

Main Hallway

Having stairs rising to first floor and a understairs storage cupboard.

Lounge

18' 10" max x 13' 2" measured into bay (5.74m x 4.01m)

Having real flame coal effect feature fireplace, built-in cabinets into recess with cupboards and shelving above, double radiator and a uPVC window to front aspect.

Dining Room

13' 10" x 9' 2" (4.21m x 2.79m)

Having a radiator and uPVC French doors leading to rear garden. Door through to:

Kitchen

11' 1" x 9' 10" max (3.38m x 2.99m)

Having a range of high gloss wall and base units with worktop surface, a Bosch 4 ring ceramic hob, built-in Zanussi double oven, integrated fridge freezer, single sink with single drainer unit, a single radiator, uPVC window overlooking the rear garden and uPVC door to leading to:

Utility Porch

6' 9" x 3' 2" (2.06m x 0.96m)

Having uPVC windows and door to side aspect.

First Floor Landing

Bedroom 1

14' 3" max x 12' 0" into wardrobes (4.34m x 3.65m)

A uPVC window to front aspect, 2 built-in cupboards to either side of the bed, full length mirror fronted wardrobes with sliding doors and a double radiator.

Bedroom 2

10' 8" x 9' 3" (3.25m x 2.82m)

A uPVC window to rear aspect and a single radiator.

Bedroom 3

10' 10" x 6' 7" (3.30m x 2.01m)

A dual aspect uPVC windows to front and side aspects and a single radiator.

Bathroom

9' 8" max x 8' 0" max (2.94m x 2.44m)

A four piece suite comprising of a freestanding bath, a shower cubicle with mains fed shower inset, wash hand basin, low level flush WC, 2 uPVC frosted windows, fully tiled walls and flooring and a radiator.

Outside Front

To the front of the property there is a driveway, fully block paved with off street parking for 2/3 cars and EV charge point. This leads up to a larger than average garage with barn style doors and gate to rear garden.

Rear Gardens

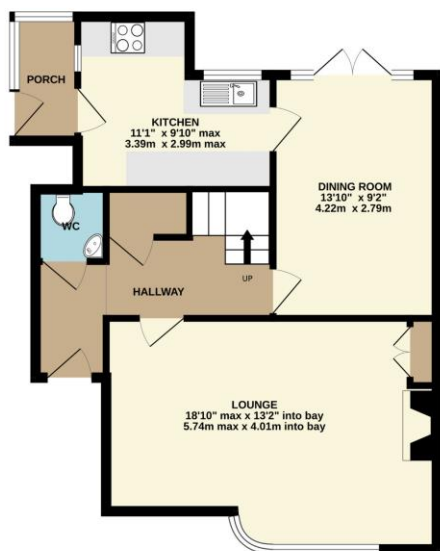
The rear gardens occupies one of the largest plots in the area. Extensively laid to lawn with a variety of flowers, plants, trees and shrubs, not overlooked from the rear as backs onto Bishop Grosseteste playing fields. To truly appreciate this extensive garden an inspection is essential. Please see the redline drawing on the title plan on these details for reference.





GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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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