



- Extended Detached Residence
- Original Building Built In The 19th Century
- 4 Generous Bedrooms
- Extensive Ground Floor Accommodation
- Large Plot With Superb Gardens
- Double Garage
- Popular Village Location
- Walking Distance To All Village Amenities

Deepdale House, Deepdale Lane, Nettleham, LN2 2LT  
Offers Over £600,000



Situated in the popular village of Nettleham is this extended-detached residence dating back to the early 19th century. Owned by the current occupy since the mid 1980's, this property has been a loving home for many years and offers extensive accommodation over 2 floors. Upon entering the property you are welcomed by a spacious entrance hall which provides access to a downstairs WC and 2 large reception rooms. The lounge comes with bay windows, French doors leading onto the rear garden and a feature fireplace with media space over finished with solid wood flooring which was sourced from an old Lincolnshire Mill based in Lincoln city centre. The sitting/dining room is also finished with sold wood flooring, a bay window and patio doors looking out onto the rear garden. With the whole home having an abundance of natural light. The kitchen has been fitted with a range of modern units approximately 6 years ago, with handleless finish, sleek and integrated appliances, there is also a hidden door giving access to a utility room which provide space and plumbing for laundry appliances.

Rising to the first floor are 4 bedrooms with the master bedroom having multiple windows across all aspects, as well as built-in wardrobes, a large wardrobe and access to an en-suite bathroom. In total there are 3 bathrooms with bedroom 2 measuring 20'3" x 13'0" also having built-in wardrobes and a private en-suite bathroom. Bedroom 3 and 4 are of generous sized and benefit from the use of a stylish shower room. The property benefits from a double garage measuring 21'1" x 22'7" having electric up and over door.

The home has a large plot with superb gardens with a wrap-around garden arrangement being mainly laid to lawn with patio seating area and is enclosed with a walled perimeter. There is a large resin driveway which provides parking for multiple vehicles, giving immediate access to the double garage, as well as having a feature historic well.

Deepdale Lane is nearby to Lincolnshire Police headquarters and is still within easy walking distance to all village amenities. Nettleham is well regarded due to it's community spirit, helping neighbourhood and amenities such as Co-op food store, doctors surgery, primary school, a range of public parks and multiple public houses. Being situated a short 10 minute drive from Lincoln city centre, the village also has a well serviced bus route and access to the north and south.

For further details and viewing requests. Contact Starkey&Brown. Council tax band: F. Freehold



### Entrance Hall

Having Karndean flooring, uPVC double glazed window to side aspect, boiler cupboard housing gas central heating boiler (approximately 15 years old with annual service history), uPVC front door entry, 2 consumer units. Access to living accommodation and downstairs WC.

### Downstairs WC

Having hand wash basin unit, low level WC and uPVC double glazed obscured window.

### Kitchen

12' 8" to units x 12' 11" (3.86m x 3.93m)

Having a range of handleless eye and base level units - fitted approximately 6 years ago, integrated appliances such as dishwasher, carousel cupboards, AGE induction hob and extractor hood over, Neff oven, integrated fridge, breakfast bar arrangement, radiator, Karndean flooring and uPVC double glazed window. Hidden door entrance into:

### Utility Room

13' 0" x 5' 1" min (3.96m x 1.55m)

Having eye and base level units, space and plumbing for laundry appliances, uPVC double glazed window to rear aspect and external door leading to the rear garden.

### Lounge

26' 3" max plus bay x 24' 0" (7.99m x 7.31m)

Having electric fireplace with a feature arrangement and TV aerial point over, uPVC double glazed bay window to rear aspect, additional uPVC double glazed window to side aspect and French doors leading onto the rear garden, solid wood flooring source from an old Lincolnshire Mill located in Lincoln city centre, 3 radiators and coved ceiling. All windows having fitted blinds.

### Sitting Room/Dining Room

30' 1" max x 16' 1" across width of bay window (9.16m x 4.90m)

Having solid wood flooring, uPVC double glazed windows with blinds, bay window to side aspect, French doors leading onto rear garden and multi radiators. Access to stairs.

### First Floor Landing

### Master Bedroom

17' 6" min x 16' 2" (5.33m x 4.92m)

Having multiple uPVC double glazed windows, sold wood flooring, 2 radiators and a built-in wardrobe. Access to large walk-in wardrobe with loft access. Access to:

### En-Suite Bathroom

7' 10" x 5' 10" (2.39m x 1.78m)

Having jacuzzi bath, low level WC, vanity unit, radiator, chrome heated hand towel rail, coving, uPVC double glazed double glazed obscured window.

### Bedroom 2

20' 3" max x 13' 0" (6.17m x 3.96m)

Having 2 built-in wardrobes, 2 uPVC double glazed windows to front aspect and a further uPVC double glazed window to rear aspect. Access into:

### En-Suite Bathroom

7' 1" x 5' 5" (2.16m x 1.65m)

Having jacuzzi bath with showerhead over, low level WC, vanity unit and extractor unit.

### Bedroom 3

11' 9" x 11' 10" (3.58m x 3.60m)

Having uPVC double glazed window to side aspect, radiator and built-in wardrobes.

### Bedroom 4

8' 1" x 8' 10" (2.46m x 2.69m)

Having uPVC double glazed window to side aspect and radiator.

### Outside Rear

Enclosed garden with fenced, walled and hedged perimeters, a large lawned arrangement with landscaped flowerbeds and patio seating area.

### Outside Front

Having large resin driveway with gated access and feature historic well. Access to double garage.

### Double Garage

21' 1" x 22' 7" (6.42m x 6.88m)

Having electric over door, loft space, power and lighting.





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GROUND FLOOR  
1295 sq. ft. (139.4 sq.m.) approx.



1ST FLOOR  
1067 sq. ft. (98.2 sq.m.) approx.



DOUBLE GARAGE  
476 sq. ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 2818 sq.ft. (261.8 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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