



Beckside, Nettleham, Lincoln

Asking Price £190,000



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Cottage

2 Bedrooms, 1 Bathroom

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- Period Stone Built Cottage
- Beckside Location
- Open Fireplace
- Character Features
- Front Garden
- Conservation Area
- EPC Rating - D / Council Tax Band - A
- Tenure - Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Two bedroom period cottage positioned on the highly desirable Becks side within the village of Nettleham. This 18th century stone built home comprises internally of a living room, kitchen with utility room and bathroom to the ground floor plus two bedrooms to the first floor. Externally benefitting from a front garden. Viewings are highly recommended at the earliest opportunity.

Nettleham village boasts a range of shops, infant and junior schools, public houses, doctors surgery and a library. Nettleham boasts attractive features with The Beck and Village green whilst also being located near to the A46 bypass allowing for easy access in and out of the historic city of Lincoln.

Living Room
11'11" x 10'9"
Wooden entrance door and PVC front window, carpet flooring, wall lighting, radiator, open fireplace and exposed beams.

Kitchen
9'5" x 7'3"
Base and eye level units with roll edge worksurfaces and tiled splashbacks. Fitted oven and gas hob with extractor over, tiled flooring, lighting and a Theben thermostatic control. PVC window to the rear, exposed beams, mains consumer unit and electric meter housed, under stairs cupboard with stairs rising to the first floor.



Utility Room

8'0" x 5'7"

Base and eye level units with roll edge worksurfaces, tiled splashbacks and an inset stainless steel sink and drainer. Space and plumbing for a washing machine plus extra under counter space for a fridge. Spot lit ceiling, wall extractor, PVC window to the rear, tiled flooring, radiator, gas meter housed and the wall mounted Worcester combination boiler.

Bathroom

9'2" x 5'10"

Three piece suite with a low level WC, circular vanity sink and a panel bath with shower head and hose attachment. Tiled flooring, heated towel rail, PVC window to the front, spot lit ceiling, housed internal water meter and access to small ground floor loft.

Stairs / Landing

Carpet flooring, light fitting and a Velux window to the rear aspect.

Bedroom

11'10" x 10'10"

PVC window to the front aspect, carpet flooring, light fitting, radiator, access to the loft and exposed beams.

Bedroom

8'1" x 7'2"

PVC window to the rear with a further Velux window, carpet flooring, light fitting, radiator and exposed beams.

Outside

The property benefits from a garden to the front being mainly laid to lawn with planted borders. Water supply, lighting and the shed is included within the sale. The property is typically accessed via the footbridge from Watermill Lane where you can park on road but this cannot be guaranteed. To note, the garden has a right of access easement to number 18.

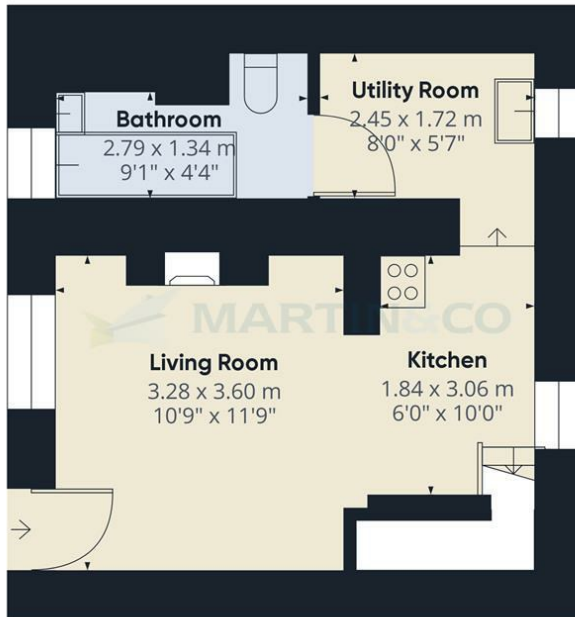
Fixtures & Fittings.

Please Note : Items described in these particulars are

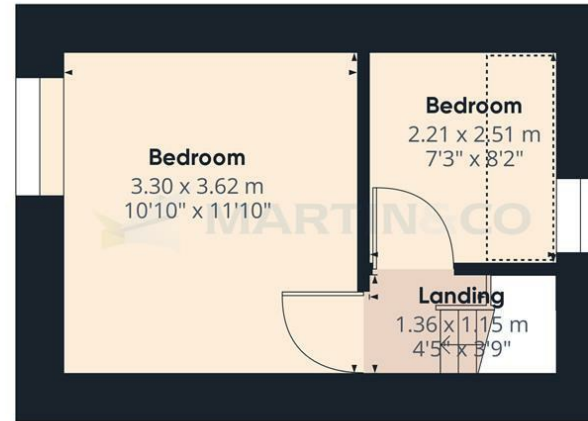
included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.







Floor 0



Floor 1

Approximate total area⁽¹⁾
47.63 m²
512.69 ft²

Reduced headroom
1.88 m²
20.26 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.