



Glenavondale

Lincoln Road, Nettleham, Lincoln. LN2 2NE





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Step inside and prepare to be stunned by the spacious, open plan Living Dining Kitchen which is truly the heart of this home with outlook over large and established garden, the total plot extends to around 0.23 of an acre and it offers a high degree of privacy. This lovely home is set on the edge of the most popular Northern village of Nettleham.

Extended and refurbished by the current owners over a number of years, there is a generous Family Room to the rear with semi vaulted ceiling, a Study/Home Office and Five Bedrooms, three on the Ground Floor served by a good sized and Re-fitted Bathroom having a separate shower, whilst on the First Floor you will find the Main Bedroom Suite with a Dressing Room, En-Suite and Laundry Room plus the Guest Bedroom which has the second En-Suite.

ACCOMMODATION

Main Entrance Lobby with uPVC obscure double-glazed panelled entrance door, tile style laminate flooring, open archway through to living dining kitchen and oak style door through to:

Laundry Room having a fitted work surface across one wall with single drainer stainless steel sink unit inset, cupboard space and room for laundry white goods beneath and wall cupboard space above. There is a tiled splash back to the fitted work surface area, tile style laminate flooring, ladderback style radiator/towel rail and power points. Oak style panelled door through to:

Cloakroom comprising pedestal wash hand basin, low-level WC and tile style laminate floor covering.

Stunning Living Dining Kitchen the hub of this large family home with a delightful view from the French doors out over the rear garden and having eye catching quality appointment

To the **Kitchen Area** are contemporary oak style featured units comprising; extensive fitted work surface across two walls with single drainer sink unit inset, an extensive range of base, drawer and cupboard space and room for a dishwasher to be inset with a range of wall cupboard units above,





Neff five ring gas hob to surface with cooker hood above and to one end of these units there is room for oven/grill to installed with cupboard space above and beneath. There is a large central island with breakfast bar area on one side and accompanying drawer and cupboard space beneath; a range of larder cupboard units to one wall with space in between for an American style fridge/freezer (mains water supply available) with wine rack over. There are tiled splash backs to all fitted work surface areas, inset ceiling spotlight fittings, mood lighting and coloured LED kick board feature lighting.

There is a very large **Family Dining Living** area with a view into the garden, large tiled flooring throughout the room and power points. Door through to:

Open Reception Lobby with a large open feature archway and step down into the adjoining family room, glazed panelled door and interior windows to the adjoining home office and door to

Store/Freezer Room providing excellent storage space with fitted shelving and power points.

Large Home Office/Leisure Room Ideal for private home business activities with fitted desktop area, radiator and power points.

Large Feature Family Room a relaxing reception space, with high vaulted ceiling level, views out over the rear garden and French doors providing access out onto the patio terrace. There are faux feature ceiling beams, radiator and power points.

Central Hallway with wood style laminate flooring, radiator and power points. Oak style panel doors through to adjoining accommodation, open archway through to stairs hallway and glazed panelled through to the:

Front Entrance Lobby with obscure double glazed uPVC front entrance door and illuminated ceiling panel.

Stairs Hallway with staircase up to first floor, built-in under stairs storage cupboard, wood style laminate flooring and coving.

Bedroom (southwest) having a westerly outlook over the front driveway; coving, radiator, ceiling spotlight fitting and power points.

Bedroom (northwest) with an outlook over the driveway towards the entrance gates; coving, radiator, ceiling spotlight fitting and power points.

Bedroom (south) with a southerly aspect; built in wardrobe space around the bed head area, coving, radiator and power points.

Large Downstairs Family Bathroom appointed in an attractive contemporary design style with panelled bath, good sized walk-in shower





cubicle area, pedestal wash hand basin and low-level WC, mermaid board style panelling to all walls to full height, radiator, ladder back style radiator/towel rail, inset ceiling spotlights fittings and extractor vent.

First Floor

Landing with power points. Doors through to first floor accommodation.

Guest Bedroom having sloping ceiling levels with large obscure glazed Velux roof window; access to roof space at eaves, radiator, inset ceiling spotlight fittings and power points. Door through to:

En-suite Shower Room appointed to an excellent standard, having a sloping ceiling in part with obscure glazed roof window; built-in shower cubicle to one end with mermaid style board splash back and shower fitting, pedestal wash hand basin and low-level WC. Built-in toiletry shelves, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Master Bedroom Suite comprising;

Lobby with doors through to master bedroom, store/wash room and

Dressing Room having sloping ceiling level in part, fitted hanging and storage cupboard space to eaves, inset ceiling spotlight fittings and power points.

Store/Washroom an excellent storage area for the family, with stainless steel sink unit inset with cupboard space beneath and small area of work surface to one side, wood style laminate flooring, the gas fired Logic Plus central heating boiler and power points.

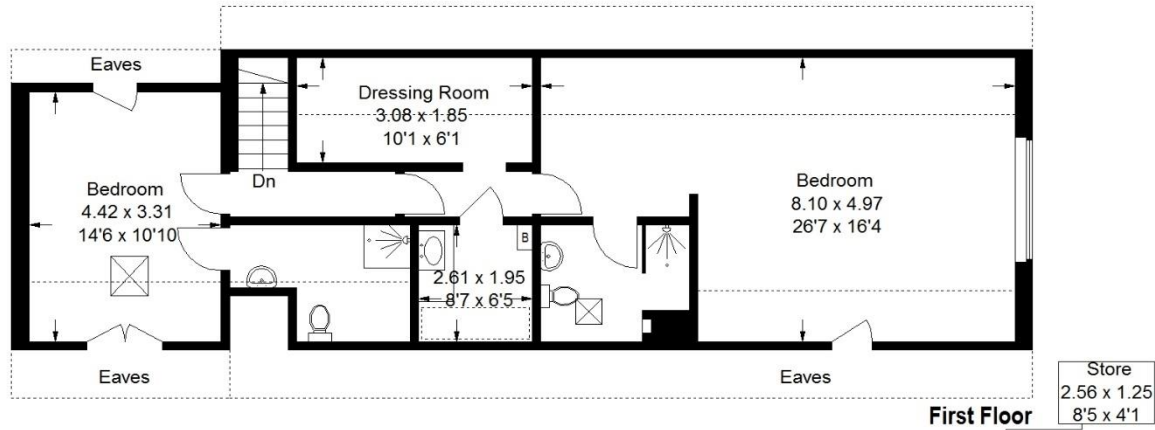
Master Bedroom of very substantial proportions with a very large feature gable end window having an attractive view down over the grounds to the rear; sloping ceiling levels, dressing/sitting area to one end, two radiators, inset ceiling spotlight fittings, access to roof space and power points. Door through to:

En-suite Shower Room appointed in an attractive contemporary design style, with sloping ceiling level having an obscure glazed roof window; built in shower cubicle to one end with attractive mermaid board style splash back, pedestal wash hand basin with mirrored door medicine cabinet above and low-level WC. Ladderback style radiator/towel rail, toiletries/linen alcove, inset ceiling spotlight fittings and extractor vent.

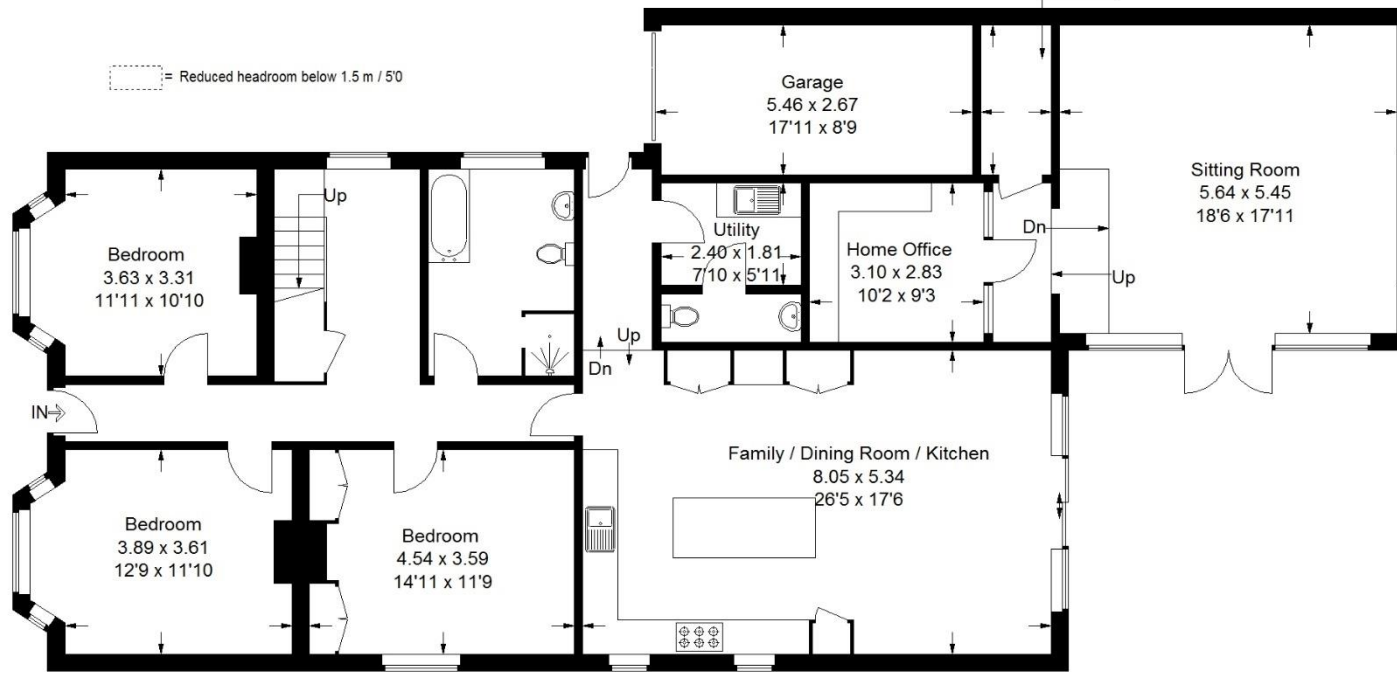


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Approximate Gross Internal Area
 Ground Floor = 182.5 sq m / 1964 sq ft
 First Floor (Excluding Eaves)
 81.4 sq m / 876 sq ft
 Garage = 14.4 sq m / 155 sq ft
 Total = 278.3 sq m / 2995 sq ft



= Reduced headroom below 1.5 m / 5'0"



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

The bungalow stands in a prominent location on Lincoln Road only a few yards away from the Washdyke Lane turning into Nettleham off the A46. There are ornate motorised double gates providing access through to the large driveway area to the front of the bungalow providing more than ample parking for both family and visitors. The driveway also extends down the northern elevation to the good sized Integral Single Garage with motorised up and over door, light fitting and power points.

There is a secure gated pathway running down the southern elevation through to the rear and the good sized, very private landscaped family garden with a large paved patio area adjoining the southern and eastern elevations of the bungalow onto which the French doors of both the living dining kitchen and family room open. The main garden area has been laid to lawn with accompanying flowerbeds and borders containing a wide variety of trees and attractive mature shrubs including buddleia, ornamental conifers, roses, cherry, yew hedging, bamboo, fruit trees and yet more.

A pathway runs down the southern boundary of the garden through to a discreet and private family leisure area with a concrete patio/barbecue area providing access to the **Storeroom/Workshop** building which has power and lighting; the **Hot Tub Room** (hot tub not included) and a veranda fronted Summerhouse. There is exterior lighting and water supply.

THE AREA

Nettleham is an attractive and very popular village which offers a surprisingly good range of amenities including infant and junior schools, Co-op Supermarket, Post Office, tea shop, hairdressers, newsagents/store, public houses/restaurants and fast-food outlets. The village is just within the catchment area of the popular William Farr Secondary School. Nearby Lincoln offers an excellent range of shopping and social facilities.

The A46 road runs north to Market Rasen and Grimsby and south west around the city and out to the A1 and Newark with its high speed rail link to London Kings Cross. The A15 is but a short drive way and runs north up to the M180 and the new Lincoln Eastern Bypass offers quick and easy access to routes south of the city to Sleaford and Grantham.

West Lindsey District Council – Tax band: C

Full mains services – gas central heating

ENERGY PERFORMANCE RATING: B

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
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