



Glenavondale
Lincoln Road, Nettleham, Lincoln. LN2 2NE

BELL





Glenavondale Nettleham

Glenavondale provides modern open plan family reception space which is truly the hub of this home, having views over the established landscaped garden, which in total extends to approximately 0.23 acre (sts), and offers a good level of privacy.

The bungalow has been extended and refurbished by the current owners over a number of years, to provide: a generous Family Room to the rear with semi vaulted ceiling, Study/Home Office and five Bedrooms, three located on the Ground Floor served by a good size and re-fitted Bathroom; with the Main Bedroom Suite and Laundry Room plus the Guest Bedroom which has the second En-Suite, situated on the First Floor.

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. Tiled splash back to the fitted work surface area, tile style laminate flooring, ladderback style radiator/towel rail and power points. 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; eye catching quality appointment

Kitchen Area having oak style fitted work surface across two walls with single drainer sink unit inset, an extensive range of base, drawer and cupboard units, room for dishwasher to be inset with a range of wall cupboard units above. Neff five ring gas hob to surface with cooker hood above, room for oven/grill to be installed with cupboard space above and beneath.





Large central island with breakfast bar area on one side and accompanying drawer and cupboard space beneath; a range of larger cupboard units to one wall with space in between for an American style fridge/freezer (mains water supply available) with wine rack over. Tiled splash backs to all fitted work surface areas, inset ceiling spotlight fittings, mood lighting and coloured LED kick board feature lighting.

Family Dining Living Area of excellent proportions, with a view into the garden, large tiled flooring throughout and power points. Door through to:

Open Reception Lobby with a large open feature archway and step down into the 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 Family Room providing 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. 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 door 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, 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 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 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.

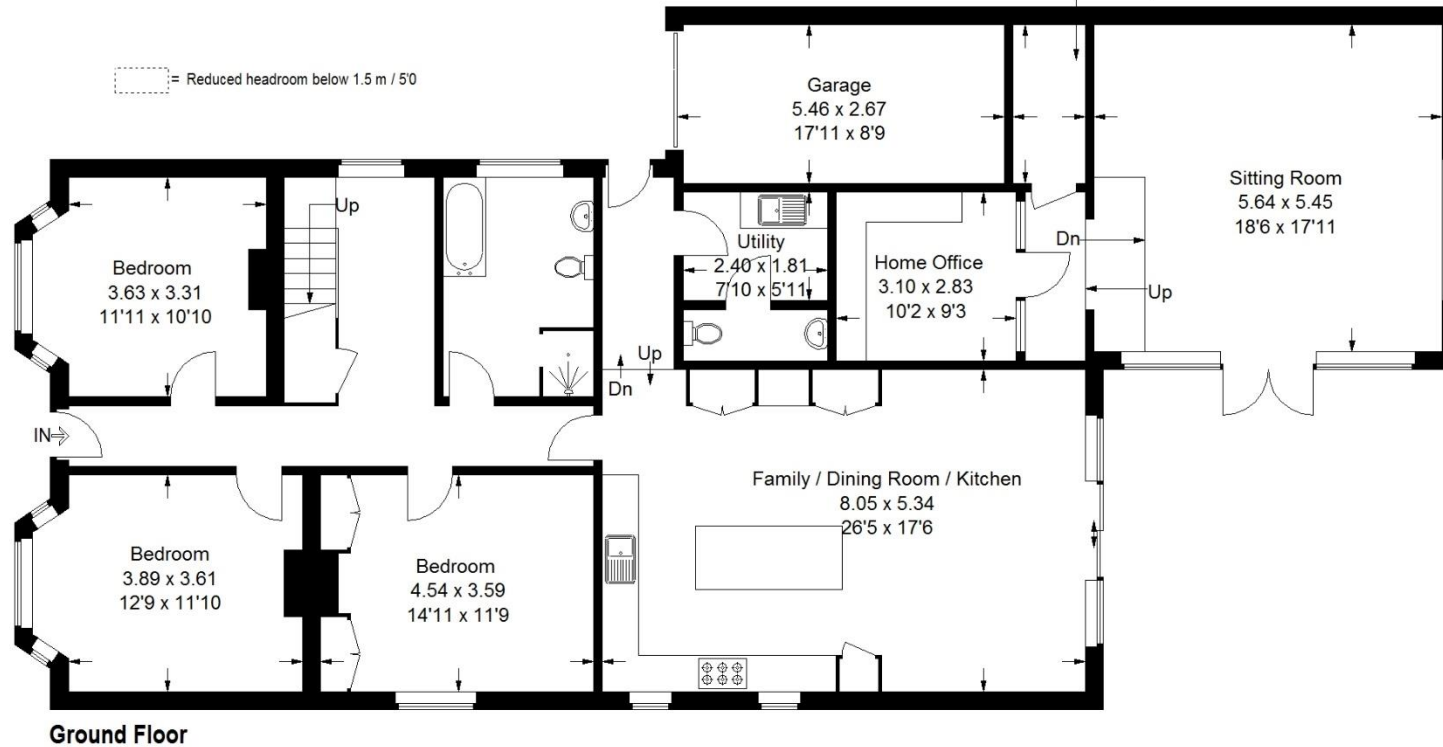
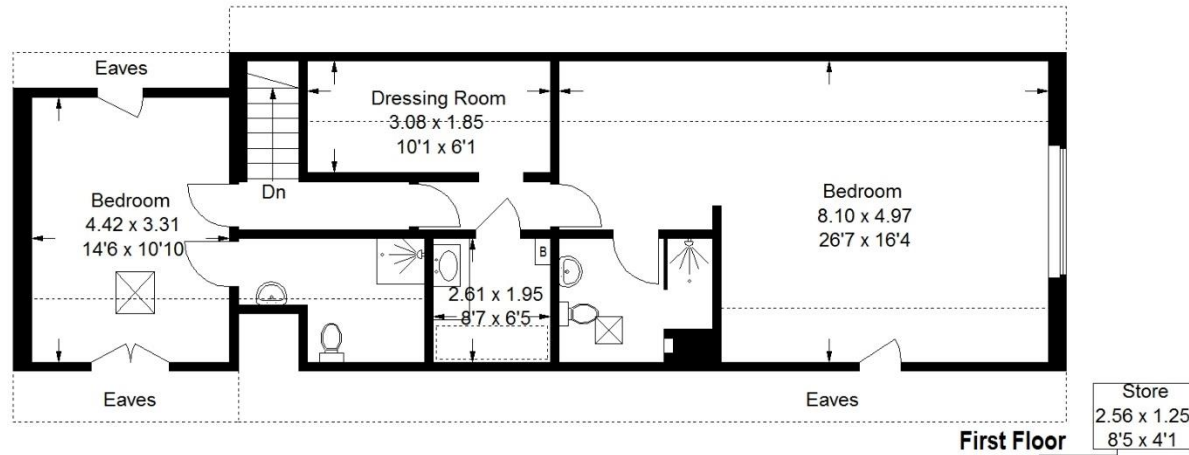
Master Bedroom of very substantial proportions with a very large feature gable end window providing an attractive view down over the grounds to the rear; sloping ceiling levels, dressing/sitting area to one end, two radiators, inset ceiling spotlight fittings, access to roof space and power points. Door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



Glenavondale

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



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, having ornate motorised double gates providing access through to the large driveway area to the frontage 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 good sized, very private landscaped family garden, having a large paved patio area adjoining the southern and eastern elevations 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 and fruit trees.

A pathway down the southern boundary of the garden, runs through to a discreet and private family leisure area with a concrete patio/barbecue and 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 Lincoln Eastern Bypass offers quick and easy access to routes south of the city to Sleaford and Grantham.

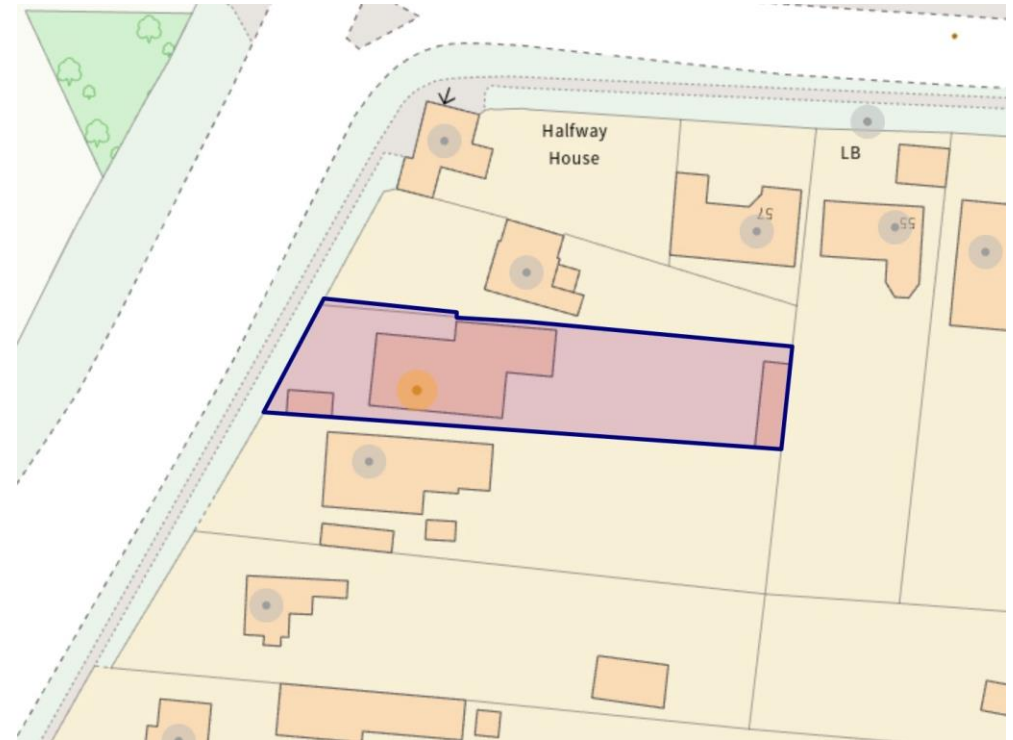
West Lindsey District Council – Tax band: C

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
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