



**4 The Croft**  
Nettleham, Lincoln. LN2 2NW



## 4 The Croft, Nettleham

A good sized detached three bedroom bungalow, very pleasantly located in this residential Close of quality homes in the heart of the ever popular north Lincoln village of Nettleham.

The bungalow would benefit from general schemes of refurbishment and modernisation. Also the agents would like to make all potential buyers that there is some evidence to suggest that there has been some structural movement in the property. It is expected and advised that all appropriately prudent prospective purchasers will make their own investigations, with the assistance of a surveyor and/or other property professionals, in order to satisfy themselves as to the structural condition of the property prior to purchase.

### ACCOMMODATION

**Entrance Lobby** having a uPVC obscure double glazed panelled front entrance door and an interior obscure glazed panelled door through to:

**Hallway** having attractive stone featuring to one wall with an ornament niche, built in cloaks cupboard, built-in airing cupboard containing the insulated hot water cylinder with immersion heater, built in linen cupboard and access to roof space.

**Lounge** a substantial reception room with a pleasant southerly outlook over the front garden and the Close; fireplace with fitted gas fire, accompanying stone featured back with hardwood mantle and a marble style/tiled hearth, coving and wall light fittings. Sliding glazed double doors through to:





**Dining Room** with a northerly outlook from the sliding patio door over the rear garden patio area; serving hatch through to adjoining breakfast kitchen and coving.

**Breakfast Kitchen** having a northerly view out over the rear garden; a comprehensive range of fitted kitchen base, drawer and wall units, work surface areas with stainless steel single drainer sink unit inset and breakfast bar area. Built in AEG with hob with cooker hood above, built in AEG oven/grill and integrated fridge and freezer. Tiled splash backs to most work surface areas, serving hatch through to adjoining dining room and fluorescent lighting strip. Sliding panel door through to:

**Utility Room** having a northerly outlook into the rear garden; wall cupboards and shelf unit, built in boiler cupboard containing the Johnson & Stanley gas fired warm central heating boiler, plumbing for laundry white goods and fluorescent lighting strip. Double glazed uPVC rear entrance door to garden.

**Bathroom** comprising panelled bath with accompanying tiled splash back above, wash hand basin with tiled splash back over and low-level WC.

**Bedroom** with the southerly outlook over the front garden.

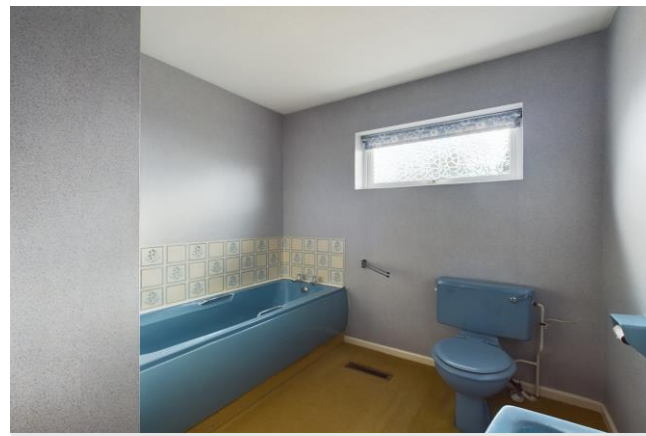
**Bedroom** having a southerly view out over the front of the property and into the Close; fitted wardrobe space to one wall with accompanying dressing table area and chest of drawers on either side.

**Bedroom** with a northerly view out over the rear garden.

**Shower Room** comprising corner shower cubicle with shower fitting, accompanying full height wall tiling and shower curtain rail above; pedestal wash hand basin with tiled splash back above and low level WC.

## OUTSIDE

This substantial bungalow is prominently located at the western end of the Close and approached across a predominantly tarmac driveway which provides more than ample parking for both family and visitors, as well as access to the good sized:





**Detached Garage** 18' x 16' 4" with electric roller blind door, service door to rear providing access through to the back garden, fluorescent lighting strip and power points.

The front garden is of good proportions and predominantly laid to lawn with accompanying beds/boards containing mature shrubs set side of the driveway. There is pedestrian gate between the bungalow and the detached garage which provides access to the rear.

The low maintenance style landscaped rear garden is predominantly enclosed by panelled fencing. A good sized patio area adjoins the rear elevation onto which the sliding patio doors of the dining room and the utility entrance door open, gravelled landscaped areas for flower pots and tubs, accompanying beds containing variety of herbs as well as flowerbeds with mature shrubs and flowering plants including climbing hydrangeas, sedum, iris and yet more. There are exterior light fittings and an outside water tap.

The front and rear gardens would both benefit from a landscape maintenance scheme

**West Lindsey District Council – Tax band: E**

**ENERGY PERFORMANCE RATING: D**

**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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Tel: 01522 538888  
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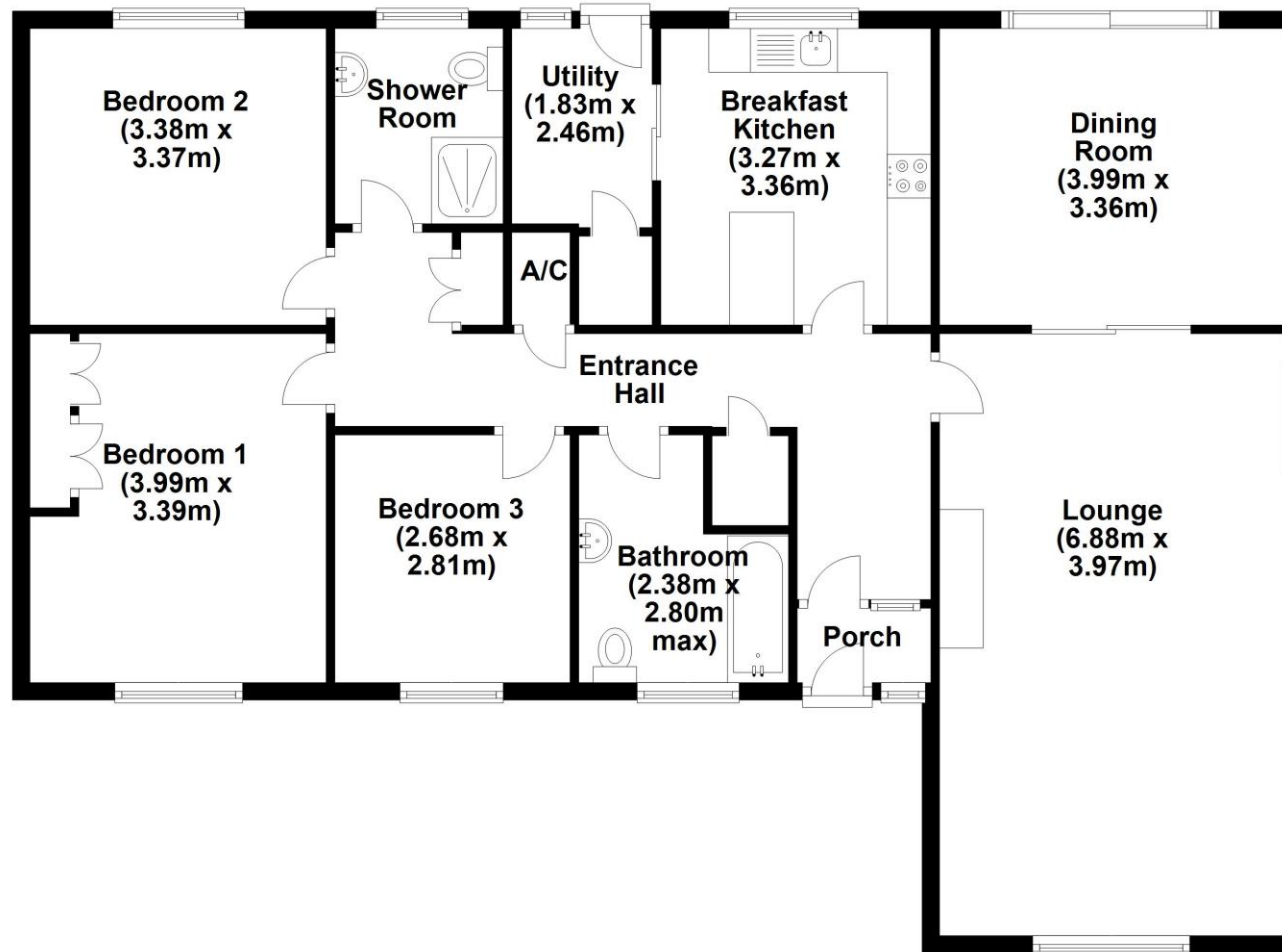
Brochure prepared 14.10.24





## Ground Floor

Approx. 119.2 sq. metres (1282.5 sq. feet)



Total area: approx. 119.2 sq. metres (1282.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

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