



44 Greenfields
Nettleham, Lincoln. LN2 2RY

BELL



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Nettleham, Lincoln.

This is a very good sized four bedroom detached bungalow (GIFA 1297 ft² / 120.5 m²), very pleasantly located in this popular residential area of Nettleham, within grounds of 0.14 of an acre (sts), which benefits from having a most appealing open view out over adjoining Lincolnshire countryside to the south.

Nettleham is one of the most sought-after villages in the Lincoln area, prized for its blend of traditional charm, well-kept surroundings, and strong sense of community. Centred around a picturesque village green and beck, Nettleham offers an excellent range of day-to-day amenities, including a Co-op supermarket, cafés, pubs, a post office, pharmacy, doctors' surgery, village hall, and several independent shops and services. It also benefits from well-regarded primary schooling and access to popular secondary schools in the surrounding area.



ACCOMMODATION

Large Formal Entrance Porch having uPVC double glazed French doors providing access into this space for a mobility scooter. uPVC double glazed main entrance door with accompanying obscure double glazed side panel through to:

Front Entrance Lobby of good size having ample room for cloaks hanging space and radiator. Obscure double glazed panel door through to:

Hallway having built-in linen cupboard also containing the Ideal gas fired central heating boiler, a good sized laundry cupboard containing space for a tumble dryer. Access to roof space, coving, wood style laminate flooring, radiator and ceiling spotlight fittings.



Sitting Room/ Diner a good sized formal family reception room with a very pleasant southerly outlook from the French doors out over the rear garden and beyond to open countryside. Attractive marble style fireplace set to the chimney breast with contemporary style fitted electric fire; serving hatch to one corner with attractive colour leaded light obscure glazed panelled doors through to the adjoining kitchen; two radiator, coving and wall light fittings.

Breakfast Kitchen having an easterly aspect and a southerly outlook over the rear garden and beyond to the open countryside; a very good range of fitted kitchen base, drawer and wall units with quartz work surface areas, one and a half bowl sink unit inset with incised drainer to one side, integrated washing machine and integrated fridge/freezer to the corner. Further fitted work surface which in part steps down to form a breakfast bar area by the serving hatch through to the Lounge Diner; integrated dishwasher beneath and a wall covered unit above. A further area of work surface across one wall with storage and deep pan drawers below, ceramic style hob inset with brushed steel and glass cooker hood and accompanying wall cupboard space set on either side. To one end of these units is a built-in brushed steel Candy oven and microwave, with pan drawer beneath and storage cupboard unit above. Vertical design style radiator to one corner, wood style laminate flooring and inset ceiling spotlight fittings. uPVC double glazed rear entrance door to grounds.

Bedroom 4 / Snug having a delightful view out over the rear garden from the sliding patio doors and beyond to adjoining farmland; coving, radiator and ceiling spotlight fitting.

Wet Room Style Family Bathroom having wet room style corner open shower cubicle area with tiled floor; gully, accompanying full height wall tiling and side glazed panel; panelled bath to one wall with tiled splashback to at least dado rail height, wash hand basin with vanity top set on one side with an accompanying comprehensive range of toiletry drawer and cupboard space below, wall cupboard above with illuminated canopy and toiletry mirror above; low level WC. Tiled floor, ladder back style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom with a westerly aspect, coving, radiator and ceiling spotlight fitting.

Bedroom with a very pleasant outlook over the front garden and driveway; coving and radiator.

Bedroom having a northerly outlook over the front grounds and across Greenfields; coving, radiator and wall light fitting.





OUTSIDE

The bungalow stands in a prominent position on the south side of Greenfields and is approached from the road across a wide concrete driveway which provides more than ample parking for both family and visitors, as well as access to the **Garage** with electric roller blind door, fluorescent lighting strips and power points.

The front garden has been predominantly laid to lawn with accompanying low maintenance gravel bed areas and meandering borders, ideal for the placement of ornamental flower pots and tubs. There is pedestrian access down the western elevation of the bungalow through to:

The rear garden, of good proportions having a marvellous open long distance view out over Lincolnshire farmland. The garden has been predominantly laid to lawn with an accompanying good sized paved patio terrace adjoining the rear south elevation of the bungalow onto which the sliding patio doors of the snug / bedroom 4 and the rear entrance door of the breakfast kitchen open. There is a further patio area set to the south eastern rear corner of the bungalow onto which the French doors of the lounge diner open.

To the rear boundary there is brick/stone featured low retaining wall. There are accompanying stone raised gravel beds and borders with panel fencing to the eastern and western boundaries. exterior light fittings, power Point and a water tap.

THE AREA

The village is just four miles north-east of the historic Cathedral City of Lincoln, offering easy access to a wide range of city amenities including shopping, culture, leisure, and transport links — with direct rail services to London King's Cross, Nottingham, and Sheffield.

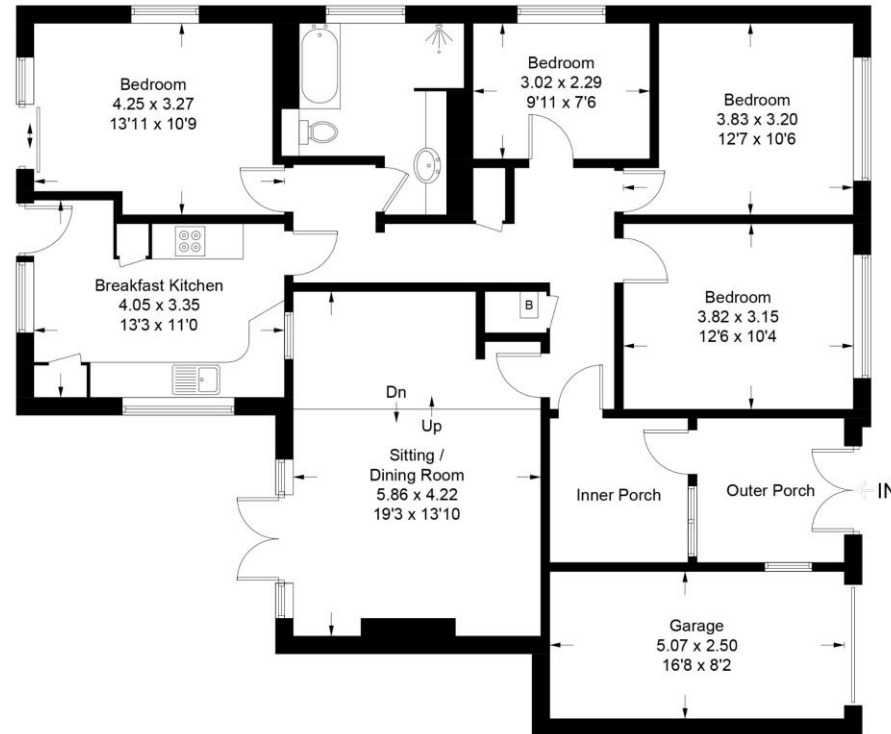
Regular bus services also run between the village and the city. Surrounded by open countryside and a network of walking and cycle routes, Nettleham is ideal for those who enjoy the outdoors, while its thriving community groups and events calendar make it a welcoming and engaging place to live.





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Approximate Gross Internal Area = 120.5 sq m / 1297 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 133.0 sq m / 1431 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.

West Lindsey District Council – Tax band: D

ENERGY PERFORMANCE RATING: tbc

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. Tel: 01522 538888 Email: lincoln@robert-bell.org Website: <http://www.robert-bell.org>
 Brochure prepared 7.8.2025

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