



The Corner House
Kingsway, Nettleham, Lincoln. LN2 2QA

BELL



The Corner House

Kingsway, Nettleham

Offered for sale with No Onward Chain, The Corner House is a charming barn conversion, believed to date back to about 1800 and sympathetically converted in 1986. Situated in the highly sought-after village of Nettleham, the property offers a spacious and versatile layout, with three double bedrooms, a bathroom, an en-suite, a separate cloakroom, and a substantial boarded loft.

Set on a low-maintenance plot with carport parking, this well-maintained home combines period character with modern convenience. Double glazed throughout with the windows having useful very broad sills.

The village itself offers excellent amenities including shops, schools, pubs and churches, all reachable by a 10 minute walk along the Nettleham beck. The regular buses into the Cathedral City of Lincoln stop close by.



ACCOMMODATION

Ground Floor

Attractive Storm Porch with pitched tile and timber roof canopy and brick steps, main entrance door with glazed side panels into:

Entrance Hall with decorative lighting, radiator, staircase to first floor. Doors to accommodation including:



Cloakroom comprising low-level WC, pedestal wash hand basin, radiator and extractor.

Dining Room a bright and generous reception room having east-facing window; radiator.

Lounge spacious dual-aspect reception room featuring exposed ceiling beams, full brick chimney breast with arched inset and gas stove, radiators. Sliding patio door leading directly onto the rear garden terrace.

Breakfast Kitchen having southerly aspect; range of fitted country style base drawer and wall units, engineered quartz worktops, bamboo breakfast bar, Hotpoint hob, Neff double oven, built-in fridge and freezer, vinyl tile-effect flooring and radiator. Rear door providing direct access to the garden. Access to:

Utility Room with space and plumbing for appliances, shelving, and housing the gas boiler.

First Floor

Landing being split-level with carpeted flooring, built-in airing cupboard, and generous storage. North-facing window on the landing and east-facing window on the stairwell provide good natural light; decorative ceiling lights

Master Bedroom having window with attractive views towards the village; extensive fitted wardrobes, drawers, vanity unit and radiator. Access to:

En-Suite having window with southerly aspect; shower cubicle, pedestal wash hand basin, low-level WC, radiator and extractor.

Bedroom 2 of spacious proportions with south-facing window; radiator, currently used as a study.

Bedroom 3 a generous double with south-facing window; radiator.

Family Bathroom having north-facing window; panelled bath, pedestal wash hand basin, WC, radiator and extractor.





Loft being accessed via sturdy built-in pull-down ladder from the landing, extensively boarded, insulated, and lit. Approx. 42'3" x 14'0" (12.9m x 4.3m) to rafters providing a considerable additional space.

OUTSIDE

The front aspect has an attractive stone façade with storm porch and raised brick steps to the north-facing entrance.

The rear garden is low-maintenance, fully enclosed with paved patio seating area, decorative borders, and a variety of established shrubs and fruit trees including apples and plums. A grape vine is trained against the house wall. Accessed directly from the kitchen door and lounge patio door. External water tap..

There is a shared courtyard accessed from Kingsway for parking. The Corner House owns the middle carport with additional visitor parking available.

Note: The three properties share the courtyard which includes a bin store. An annual contribution of approximately £110 is payable for upkeep, the cost of any major repairs would be shared.

The property is Grade II listed for group value only and is within the Nettleham Conservation Area,

West Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: D

SERVICES:

Mains gas, water, electricity and sewage.

VIEWING: By arrangement with the agent's Lincoln Office
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Brochure revised 23.9.2025



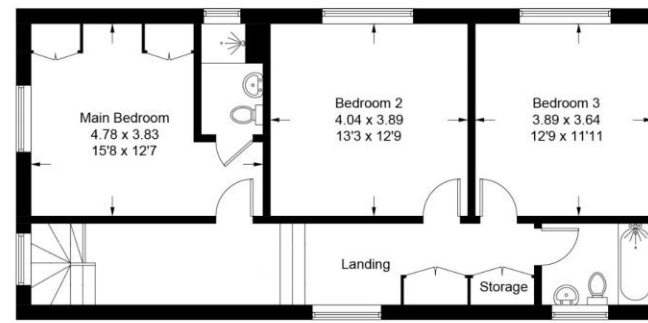


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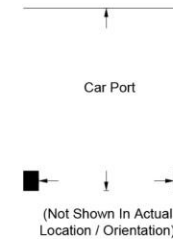
Approximate Gross Internal Area
 Ground Floor = 70.1 sq m / 754 sq ft
 First Floor = 71.8 sq m / 773 sq ft
 Total = 141.9 sq m / 1527 sq ft
 (Excluding Car Port)



Ground Floor



First 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.

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