



39 High Street
Nettleham, Lincoln. LN2 2PL

BELL





39 High Street Nettleham

39 High Street is a spacious, three/four bedroom, detached bungalow GIFA 2419 sq.ft /224.7 m2; having undergone a quality scheme of refurbishment/update to incorporate the original annex, providing well laid out accommodation to include: substantial dining kitchen, sitting room, additional snug/bedroom 4, dressing room, 3 shower rooms, bathroom, utility with door through to double garage.

The grounds extend to 0.08 acre with delightful landscaped areas, summerhouse and countryside views offering a sense of open space provided by the adjacent site of the former Medieval Bishops Palace, which is a scheduled protected monument.

ACCOMMODATION

Large Feature Entrance Hallway having an open archway through to the adjoining dining kitchen and attractive central hallway. There is an appealing contemporary design style double glazed main entrance door with obscure glazed panels on either side, coving, Karndean flooring and two contemporary design style radiators.

Outstanding Substantial Dining Kitchen having a northerly outlook over the front driveway with French doors providing access onto the eastern garden patio area from providing views out over the adjoining Bishops Palace grounds. An attractive and comprehensive range of contemporary fitted units with granite work surface areas comprising; ceramic inset one and a half bowl sink unit with waste disposal unit and small area of work surface to one side with incised drainer and built in AEG concealed dishwasher below. A large pullout pantry unit is set to one side of these units to the corner with concealed fridge/freezer with cupboard space above. The granite work surface extends around the adjoining wall with a comprehensive range of cupboard and drawer space below, AEG ceramic induction hob to surface and contemporary design style extractor unit above with wall cupboard units set on either side. To the opposite side of the room is a further extensive area of granite work surface which projects out into the room to create





a peninsula divide between the kitchen and the dining/living area, with a breakfast bar area to one end and an additional range of drawer and cupboard space below and above a good-sized china cabinet. There is a built-in Siemens oven grill with warming drawer, cupboard space above and a microwave shelf and storage drawer below. A spacious living/dining area to one end of the room; coving, Karndean flooring, splash back to all fitted works surface areas, standout contemporary design style vertical radiator to one side, and inset ceiling spot light fittings in part. Glazed panelled door to rear entrance hallway and double doors through to:

Sitting Room a delightful reception room with French doors providing a very appealing outlook across and access into the rear garden to the south; an attractive fireplace with a marble styled moulded surround and flame effect contemporary style fire inset, coving and two radiators.

Rear Entrance Hallway with obscure double-glazed stable style rear entrance door providing access out onto the eastern garden patio area, built-in service cupboard for all necessary switch gear, engineered style oak flooring, radiator with decorative fretwork radiator cover and inset ceiling spotlight fittings. Doors through to snug/bedroom four and to:

Shower/Cloakroom appointed in a quality contemporary design style with a good size shower cubicle set to one end with appropriate Triton shower fitting, wash hand basin with toiletry cabinet beneath and low level WC. Tiling to all walls to full height, large built-in toiletry storage cupboard space to one corner, engineered style oak flooring, contemporary period style radiator/towel rail, inset spotlight fitting and extractor vent.

Snug/Bedroom 4 attractively presented having a pleasant westerly view over the driveway and front grounds; a comprehensive range of storage cupboard space, drawers and illuminated cabinets across one wall. Engineered oak flooring, radiator, coving and inset ceiling spotlight fittings. Door through to:

Utility Room having a westerly view into the front grounds; a very comprehensive range of fitted units comprising work surface across one wall with single drainer stainless steel sink unit inset, drawer and cupboard space beneath with room on either side for appropriate laundry appliances and above fitted shelving. A further area of work surface to the opposite side of the room with drawer and cupboard space beneath, wall unit above and a good size broom cupboard adjoining. To the corner there is room for an upright fridge/freezer as required. Tiled splash back to fitted work surface areas, and radiator. Service door through to:





Principal Bedroom delightfully presented and having a westerly outlook from the bay window; built in clothes closet to one corner with auto light, further fitted wardrobe space with a dressing mirror to one side, coving in part, and two radiators. Door through to:

En-suite Shower Room appointed to an excellent standard with a contemporary design style shower cubicle to one end with quality shower fitting and full height wall tiling, wash hand basin with toiletry cupboard space below and illuminated mirror above and low level WC. Wood style laminate flooring, tiling to all walls to at least dado rail height, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Feature Central Hallway providing an appealing vista down through the accommodation and beyond the end picture window over the landscaped rear grounds to the south. Built in cloaks and linen cupboard space, ceiling roof lanterns, coving, quality Karndean flooring, coving, radiator with decorative radiator cover and inset ceiling spotlights in part. Doors to adjoining bedroom accommodation and to:

Large Dressing Room which could be adapted for a variety of the uses with clothes hanging space and general storage, radiator and inset ceiling spotlight fittings.

Bedroom with a pleasant northerly outlook through the grounds from the bay window across the driveway to the High Street; coving and radiator. Door through to:

En-suite Shower Room of good size and having contemporary design style appointment comprising shower cubicle to one wall with quality shower fitting and board style full height splash back, pedestal wash hand basin with illuminated vanity mirror above and low level WC. Wood style laminate flooring, ladderback style radiator/towel, Inset ceiling spotlight fittings and extractor vent.

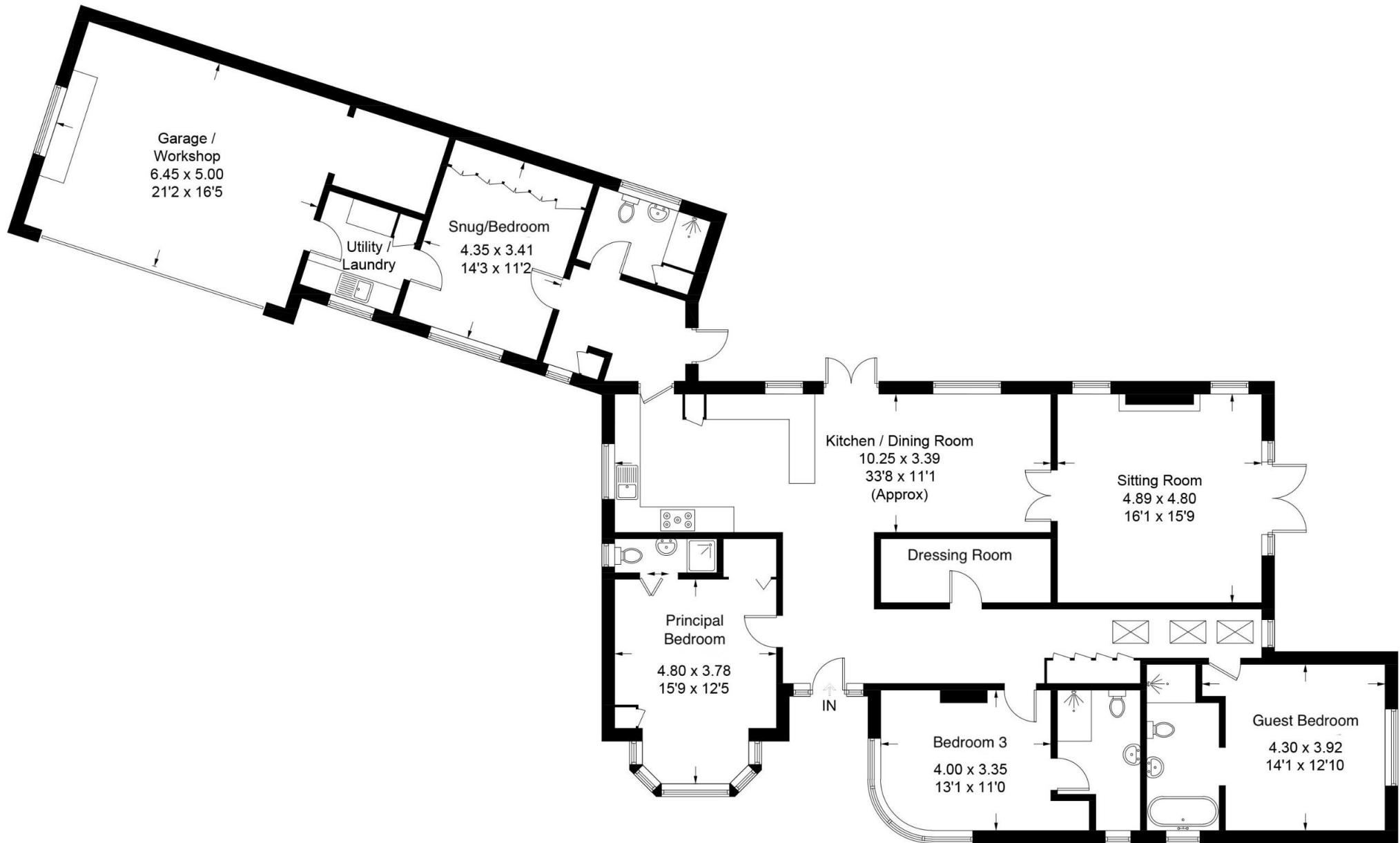
Guest Bedroom with a delightful southerly outlook over the landscaped rear garden; coving and radiator. Door to:

En-suite Bathroom with quality appointment comprising of contemporary design style freestanding boat style bath set on a raised platform with LED illumination, good sized shower cubicle across one wall with appropriate shower fitting and full height mermaid board style splashback, wash hand basin with toiletry cabinet and shelf space below, illuminated vanity mirror and splashback above, low level WC. Wood style laminate flooring, ladderback style radiator/towel rail, coving, inset ceiling spotlight fittings and extract event.



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Approximate Gross Internal Area = 224.7 sq m / 2419 sq ft
(Including Garage / Workshop)



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 very prominent position on the High Street well back within its grounds from the roadside. The large, driveway provides more than ample parking for both family and visitors as well as space for caravan/motorhome as needed. There is access down the western elevation of the bungalow to the rear. There is a substantial integral **Double Garage** with large motorised roller blind door, good size workshop/storage area to one corner, access to roof space, fluorescent lighting strips and water tap. Electric car charger to the side.

To the eastern elevation of the bungalow there is an attractively good sized landscaped patio area to enjoy onto which the rear Entrance Hallway and the Dining Kitchen have direct access. From there is a very pleasant and private view over the neighbouring Bishops Palace grounds. The landscaped rear gardens certainly catch the eye and benefit from a southerly aspect as well as having an easterly view directly over the ancient grounds of the Bishops Palace, which helps to provide a wonderful village and country setting for the bungalow.

Adjoining the rear southern elevation of the bungalow, is a large area of flagged patio terrace with accompanying raised stone featured flower bed/border set with a wide variety of flowering shrubs and plants. To one side sits an attractive ornamental pond with a range of water plants, with to one side a white pebble flowerbed/border with acer, geranium and more. There are steps and a mower ramp up to the lawn which runs away to the south with accompanying meandering well stocked beds and borders. There is a **Summerhouse** with a small patio area in front, and to one side a good size garden Storage Shed. The garden has a feature retaining stone wall with well-maintained box hedging with steps up into the attractive garden terrace area flagged seating/patio area with accompanying low maintenance gravelled bed area with feature palms, ornamental grass and other attractive plants inset. From this location there is a panoramic view out over the rolling grounds of the bishops Palace to the east. There are exterior light fittings, an exterior waterproof power point and water tap.

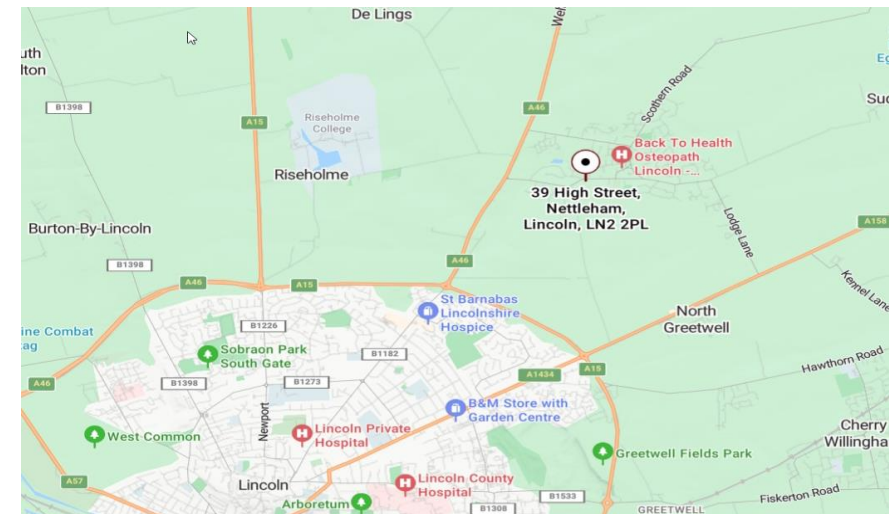
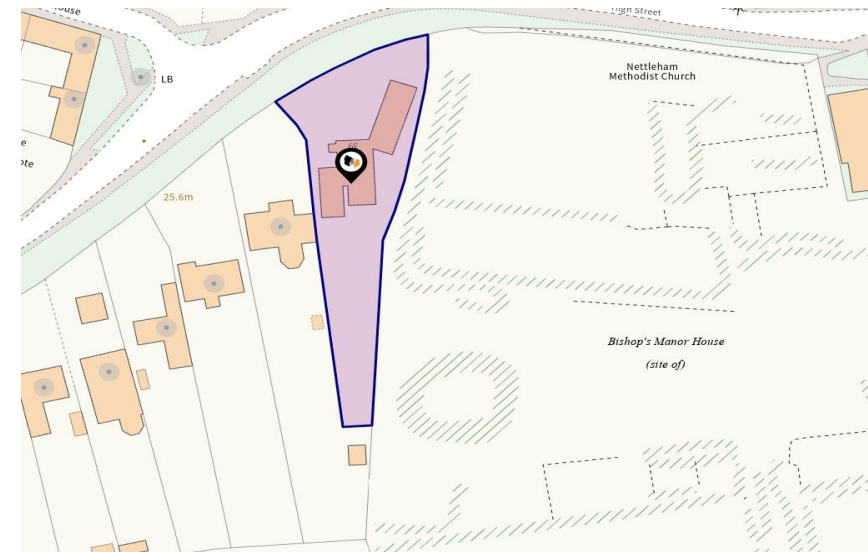
West Lindsey District Council -Tax band: F

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
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