



Baker Drive, Nettleham

 4  2  2

Freehold

£399,950



Key Features

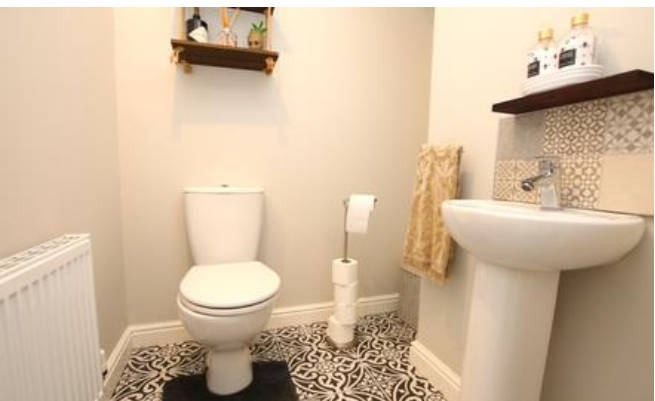
- Detached
- Popular Location
- Four Bedrooms
- En-Suite
- Two Reception Rooms
- Garage
- EPC rating B





Well presented, four-bedroom detached house, located in the highly sought after village of Nettleham. Within walking distance of the local school, shops, doctors and other village amenities.

The property consists of entrance hall, 25ft kitchen diner, utility, lounge, office, and WC to the ground floor. To the first floor there are four bedrooms with en-suite to master, and family bathroom.



Outside the property to the front there is a small lawned garden and driveway leading to a single garage. To the rear of the property there is an enclosed rear garden with large patio area and lawned garden.

Entrance Hall

External door to front aspect, under stair cupboard, stairs to first floor and radiator.

Lounge

3.00m x 4.25m (9'10" x 13'11")
Bay window to front aspect and radiator.

Office

2.50m x 3.10m (8'2" x 10'2")
Bay window to front aspect and radiator.



Kitchen Diner

7.77m x 3.04m (25'6" x 10'0")

Dual windows to rear aspect and patio door to rear aspect. Fitted with a range of modern wall and base units with worktops over, sink with drainer, double electric oven, four ring gas hob with extractor over, integrated fridge freezer and dishwasher and radiator.

Utility

1.95m x 1.63m (6'5" x 5'4")

External door to side aspect and fitted with a range of low-level units with space and plumbing for washing machine and tumble dryer, sink with drainer and radiator.

WC

Fitted with low level WC, wash hand basin and radiator.

Landing

Access to loft and airing cupboard.

Bedroom One

5.11m x 3.00m (16'10" x 9'10")

Window to front aspect, fitted wardrobes, ceiling fan and radiator.

En-suite

2.55m x 1.85m (8'5" x 6'1")

Window to front aspect and fitted with shower cubicle, low level WC, wash hand basin, extractor and radiator.

Bedroom Two

2.69m x 3.66m (8'10" x 12'0")

Window to rear aspect and radiator.

Bedroom Three

2.68m x 2.65m (8'10" x 8'8")

Window to rear aspect and radiator.

Bedroom Four

2.18m x 2.65m (7'2" x 8'8")

Window to rear aspect and radiator.

Bathroom

1.70m x 2.71m (5'7" x 8'11")

Window to side aspect and fitted with panel bath, low level WC, wash hand basin, extractor and radiator.

Outside Front

Front garden with path leading to front door, driveway with parking for two cars, leading to single garage.

Outside Rear

Enclosed lawned garden with raised patio.

Garage

Up and over door with power and lighting.

Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



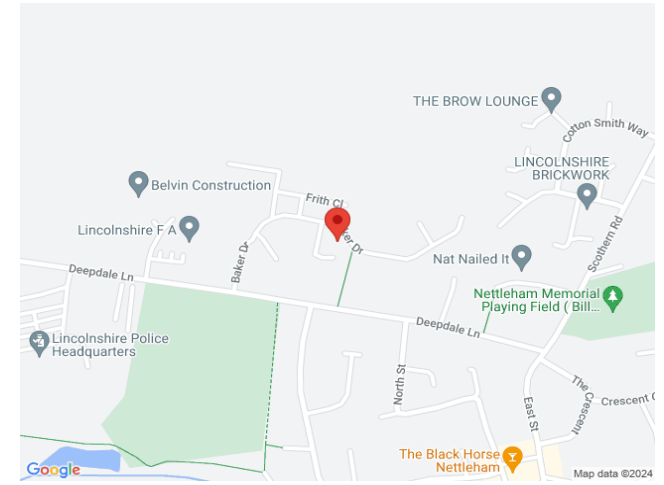


Floorplan

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



30 BAKER DRIVE, NETTLEHAM

TOTAL FLOOR AREA : 1288 sq.ft. (119.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk