



Ashtree Avenue, Nettleham



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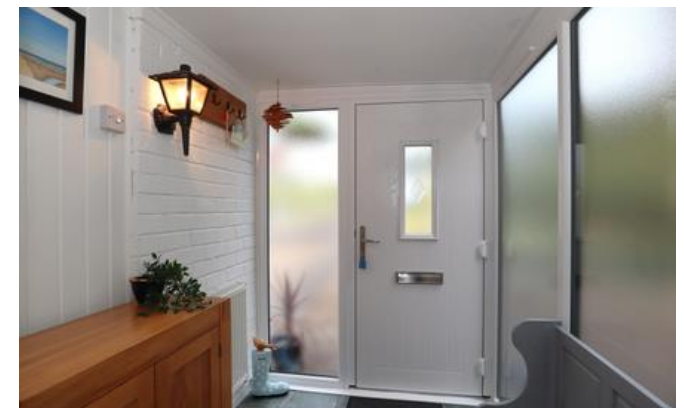
Freehold

£382,000



Key Features

- FOUR BEDROOM Detached House
- Bathroom & Ensuite
- Lounge & Dining Room
- Breakfast Kitchen
- Laundry Room & Downstairs WC
- Study & Garden Room
- EPC rating D





Well Presented FOUR BEDROOM
Detached House situated within the village of Nettleham, which is well served with amenities. The property is located in a cul de sac position overlooking The Beck. The ground floor accommodation comprises Entrance Porch, Lounge, Dining Room, Breakfast Kitchen, Sunroom with Balcony Seating Area, Laundry Room and Downstairs WC. Upstairs, Bathroom and Four Bedrooms with Master Ensuite. Outside a Driveway provides off road parking for 3/4 cars, to the rear is an Enclosed Garden with views over the village Beck.

Viewing is highly recommended to appreciate the accommodation on offer.

Entrance Porch

5'2" x 6'3" (1.6m x 1.9m)
Door to front aspect, glazing to side and front aspects and tiled flooring.

Lounge

12'0" x 24'12" (3.7m x 7.6m)
Windows to front side and rear aspects. Radiator, coving to ceiling and gas fire within decorative surround.

Dining Room

6'11" x 10'0" (2.1m x 3m)
Opening into the kitchen, radiator, coving to ceiling and wooden floor.

Breakfast Kitchen

11'6" x 12'7" (3.5m x 3.8m)
Door and window to side aspect. Fitted with a range of wall and base units with work surface over

and drainer sink unit. Breakfast Island feature. Integrated appliances include double oven, four ring gas burner hob with extractor hood over, fridge and dishwasher. Wall mounted gas central heating boiler housed in wall unit.

Sunroom

6'8" x 7'11" (2m x 2.4m)
French doors to Balcony Seating Area, window to side aspect. Wooden flooring.

Laundry Room

4'12" x 4'12" (1.5m x 1.5m)
Space and plumbing for washing machine, tumble dryer and fridge freezer.

Downstairs WC

Window to rear aspect. Fitted with a low level wc and wash hand basin within vanity unit.

Landing

Window to side aspect, radiator, coving to ceiling and loft access.

Bedroom One

12'0" x 20'0" (3.7m x 6.1m)
Windows to rear and side aspects, radiator and coving to ceiling.

Ensuite

4'8" x 7'8" (1.4m x 2.3m)
Fitted with a low level wc, wash hand basin with vanity unit and shower cubicle. Part tiled walls, chrome heated towel rail and extractor fan.

Bedroom Two

9'8" x 13'10" (2.9m x 4.2m)
Window to front aspect, coving to ceiling, radiator and built in double wardrobe.

Bedroom Three

9'11" x 10'1" (3m x 3.1m)

Window to front aspect, radiator and coving to ceiling.

Bedroom Four

8'0" x 9'8" (2.4m x 2.9m)

Window to rear aspect, wooden flooring, radiator and built in wardrobe. Built in airing cupboard housing hot water cylinder.

Bathroom

6'12" x 6'12" (2.1m x 2.1m)

Window to side aspect. Fully tiled and fitted with a low level wc, wash hand basin and panelled bath. Radiator and coving to ceiling.

Outside

To the front of the property is a driveway for 3/4 cars and lawned garden. Gated side access leads to the enclosed rear garden. The rear garden is mainly lawned with a block paved patio seating area. The property overlooks to The Beck.

Attached Garage

7'8" x 16'12" (2.3m x 5.2m)

Up and over door, power and lighting. Two built in storage cupboards.

Agents Note

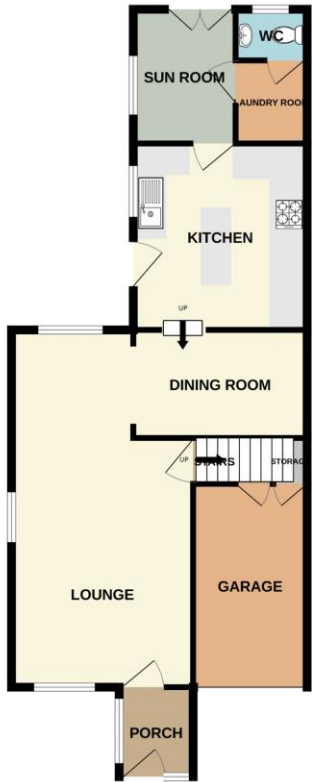
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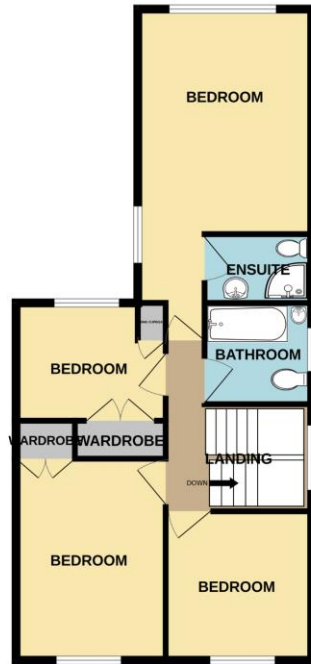


Floorplan

GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.1 sq.m.) approx.



28 ASHTREE AVENUE, NETTLEHAM, LN2 2TQ
TOTAL FLOOR AREA: 1474 sq.ft. (137.0 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590
lincoln@newtonfallowell.co.uk