



Arnage Court, Nettleham



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£280,000

- Modern Semi-Detached House
- Sought after Village Location
- Three Bedrooms
- Lounge Diner
- Dining Kitchen
- Downstairs WC & Upstairs Bathroom
- Rear Garden & Driveway
- EPC rating B & No Chain



Modern Semi-Detached House situated in a cul de sac within the desirable village of Nettleham which boasts a good variety of amenities and schooling. The accommodation comprises Entrance Hall, Downstairs WC, Lounge Diner, Dining Kitchen with Integrated Appliances, Landing, Three Bedrooms and Bathroom. Outside there is an enclosed rear garden and driveway to the side of the property. No Onward Chain.

Entrance Hall

Door to front aspect.

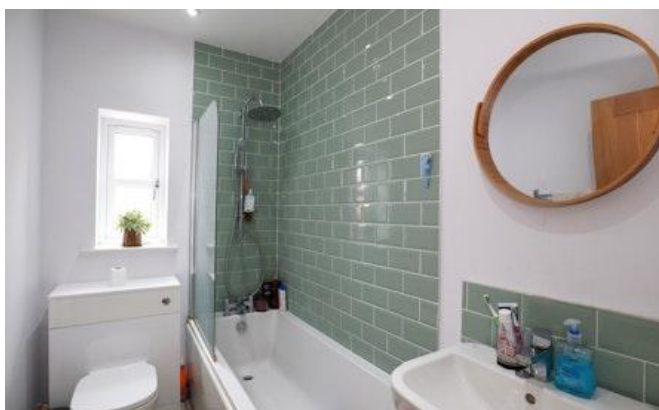
Cloak Room

Low level wc and wash hand basin.

Lounge Diner

19'1" x 15'1" (5.8m x 4.6m)

Window to front aspect. Radiator, stairs to first floor and laminate flooring.



Breakfast Kitchen

15'1" x 11'8" (4.6m x 3.6m)

Bi-fold doors to rear aspect. Fitted with a modern kitchen comprising wall and base units with work surfaces over. Integrated Neff appliances include oven, hob, fridge freezer, dishwasher and washer dryer.

Landing

Loft access and built in cupboard.

Bedroom One

15'2" x 9'4" (4.6m x 2.8m)

Window to front aspect and built in wardrobes.

Bedroom Two

12'1" x 8'4" (3.7m x 2.5m)

Window to rear aspect and built in wardrobes.

Bedroom Three

7'3" x 6'5" (2.2m x 2m)

Window to rear aspect.

Bathroom

8'4" x 4'11" (2.5m x 1.5m)

Window to side aspect. Fitted with a low level wc, wash hand basin with vanity unit and panelled bath with shower appliance and glazed shower screen. Chrome heated towel rail.



Outside

To the rear of the property is an enclosed garden. To the side of the property is a driveway.

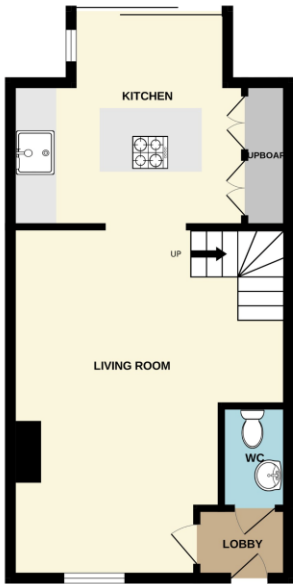
Agency Note

This property is currently tenanted.

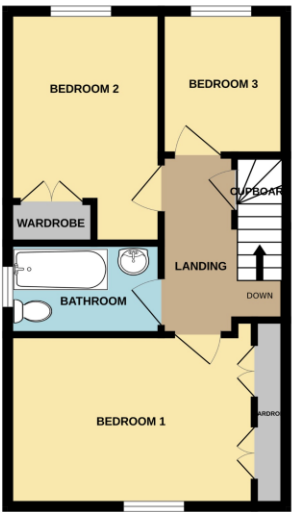
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Floorplan Map & EPC

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors 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 format, 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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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