



Larch Avenue, Nettleham



4



2



3



£400,000



## Key Features

- Four Bedroom Detached House
- Master Bedroom with Ensuite
- Study & Dining Room
- Spacious Kitchen & Utility Room
- Lounge & Conservatory
- Spacious Entrance Hall with WC
- No onward Chain
- Village Location
- EPC Grade TBC



Located in the highly desirable village of Nettleham, this attractive four-bedroom detached property features striking front pillars, double width driveway, double detached garage and is being sold with no onward chain. Inside, the spacious layout includes a welcoming Entrance Hall, Study, Dining Room, Lounge, Conservatory, Kitchen, Utility Room, and Downstairs WC.

Upstairs offers four well-sized Bedrooms, including a Master Bedroom with En-suite and built-in storage, plus a Family Bathroom.

Set in the heart of Nettleham, the property enjoys close proximity to excellent local amenities including shops, pubs, schools, and scenic walks. Just 4 miles from Lincoln, it offers the perfect blend of village charm and convenient access.

#### Entrance Hall

With window to front aspect, laminate flooring and radiator.

#### Downstairs WC 5'8" x 2'8" (1.7m x 0.8m)

With privacy window to front aspect, vinyl flooring, basin, low level wc and radiator.

#### Kitchen Diner 11'10" x 9'0" (3.6m x 2.7m)

With double aspect windows to rear and side, tile effect vinyl flooring, base and eye level units. Integrated fan oven, gas hob and extractor. Storage cupboard, radiator and access to utility.

#### Utility 6'5" x 5'3" (2m x 1.6m)

Base level units, sink and drainer. Space for appliances. With vinyl flooring, window to side aspect and access to rear.

#### Lounge 16'3" x 12'1" (5m x 3.7m)

With french doors to conservatory, carpet flooring, fireplace, wall lights and radiator.







### Study 8'11" x 7'0" (2.7m x 2.1m)

With window to front aspect, carpet flooring and radiator.

### Dining Room 9'9" x 8'10" (3m x 2.7m)

With window to front aspect, carpet, coving and radiator.

### Master Bedroom 11'11" x 13'9" (3.6m x 4.2m)

With window to the front aspect, built-in wardrobes, carpet and radiator.

### En-suite 14'0" x 6'10" (4.3m x 2.1m)

With privacy window to rear aspect, twin basins, w/c, walk-in shower, vinyl flooring and radiator.

### Bedroom Two 14'4" x 9'1" (4.4m x 2.8m)

With window to front aspect, built-in wardrobes, carpet and radiator.

### Bedroom Three 9'1" x 9'0" (2.8m x 2.7m)

With window to rear aspect, built-in wardrobe, carpet and radiator.

### Bedroom Four 9'3" x 10'1" (2.8m x 3.1m)

With feature window to front aspect, carpet and radiator.

### Bathroom 9'5" x 5'10" (2.9m x 1.8m)

With privacy window to rear aspect, fitted bath with overhead shower, basin, low level wc, carpet and radiator.

### Detached Double Garage 17'11" x 17'9" (5.5m x 5.4m)

With two doors to the front, access via the side, storage above, electrics and lighting.

### Outside

With driveway for ample vehicles, pathway to front, laid to lawn surrounding the property with mature shrubs, plants and bushes and a patio to the rear.

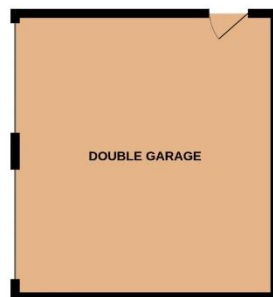
### Agents Notes

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.





GROUND FLOOR  
1113 sq.ft. (103.4 sq.m.) approx.



LARCH AVENUE, NETTLEHAM

TOTAL FLOOR AREA : 1788 sq.ft. (166.1 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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1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.

