



Scothern Road, Nettleham



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£290,000

- Three Bedrooms
- Extended Semi-Detached House
- Popular Village Location
- Converted Garage
- Bathroom & Shower Room
- Gch and uPVC Double Glazing
- Freehold
- EPC rating TBC



Spacious and well presented THREE BEDROOM Semi-Detached House located in the highly sought after village of Nettleham. The property is position within walking distance of the local Primary School and Village Green and a host of village amenities.

The current owners have EXTENDED the house and the accommodation comprises Entrance Hall, Lounge, Large Kitchen Diner with Utility Area and Shower Room to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Outside to the front there is a gravel driveway and lawned area. To the rear of the property, an enclosed lawned garden with patio area. The garage has been converted to a home office/studio.

The property also benefits from Gas Central Heating and uPVC Double Glazing throughout.

Entrance Hall

Door to front aspect, tiled flooring, stairs to first floor with under storage cupboard.

Lounge

14'8" x 12'3" (4.5m x 3.7m)

Bay window to front aspect, multi fuel stove, radiator and wooden flooring.



Dining Kitchen

17'7" x 15'1" (5.4m x 4.6m)

Door and window to rear aspect. Fitted with a range of wall and base units with work surfaces over, drainer sink unit and feature island with breakfast bar and base units. Space for range cooker with extractor chimney over. Integrated dishwasher. Radiator and tiled flooring.

Utility Area

7'0" x 3'3" (2.1m x 1m)

Space and plumbing for washing machine and storage cupboard.

Downstairs Shower Room

Window to side aspect and fitted with low level WC, wash hand basin, single shower cubicle with rainfall shower appliance, extractor and radiator.

Landing

Window to side aspect, built in cupboard housing gas central heating boiler and loft access.

Bedroom One

12'0" x 10'6" (3.7m x 3.2m)

Window to rear aspect, fitted wardrobes and radiator.

Bedroom Two

11'4" x 10'4" (3.5m x 3.1m)

Window to front aspect and radiator.

Bedroom Three

8'2" x 7'9" (2.5m x 2.4m)

Window to front aspect and radiator.



Bathroom

6'6" x 5'5" (2m x 1.7m)

Window to rear aspect and fitted with panel bath with shower over and glazed shower screen, wash hand basin with vanity unit, low level WC, extractor and chrome heated towel rail.

Outside

To the front of the property there is a gravel driveway leading to a detached single garage. To the rear of the property there is an enclosed lawned garden with patio.

Garage

23'2" x 10'6" (7.1m x 3.2m)

Converted into a home office with power, lighting, fully insulated and external doors to front and side aspect.

Agent Note

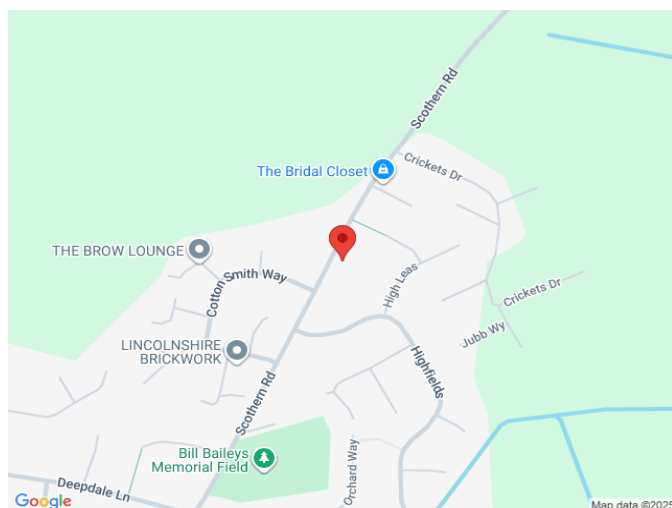
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Floorplan



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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