



Lechler Close, Nettleham



£340,000

- Detached Bungalow
- Three Bedrooms
- Sought After Village Location
- Two Reception Rooms & Conservatory
- Garage & Driveway
- NO ONWARD CHAIN
- Tenure: Freehold
- EPC Rating C



THREE BEDROOM Detached Bungalow located in the highly sought after village of Nettleham. Boosting a Cul De Sac position, field views and is within walking distance of the local Doctors, Shops and Schools.

The accommodation on offer comprises Entrance Porch, Hall, Kitchen, Lounge, Dining Room, Conservatory, Cloakroom WC, Utility, Bathroom and Three Bedrooms. Outside the property to the front there is a lawned garden, concrete driveway leading to a detached single garage. To the rear of the property there is an enclosed landscaped garden with patio areas, summer house and shed.

Entrance Porch

External doors to front and rear aspect.

Hall

External door to side aspect, storage cupboard, access to loft and radiator.

Cloakroom WC

Window to side aspect. Fitted with low level WC, wash hand basin and radiator.



Kitchen 3.5m x 2.6m (11'6" x 8'6")

Window to side aspect and fitted with a range of wall and base units with worktops over, sink with drainer, single electric oven, four ring electric hob with extractor over, space and plumbing for washing machine, space for undercounter fridge and radiator.

Utility

Windows to all aspects and external door to front aspect. Fitted with a range of low level units with worktops over, space for tumble dryer and undercounter freezer.

Dining Room 2.7m x 2.6m (8'11" x 8'6")

Patio doors to rear aspect and radiator.

Lounge 3.7m x 3.7m (12'1" x 12'1")

Patio doors leading to conservatory, feature fireplace with electric fire inset and radiator.

Conservatory 3.6m x 3.4m (11'10" x 11'2")

Windows to all aspects and patio doors to rear aspect.

Bedroom One 3.6m x 3.6m (11'10" x 11'10")

Bay window to front aspect, fitted wardrobe and radiator.

Bedroom Two 3.2m x 2.8m (10'6" x 9'2")

Window to front aspect and radiator.



Bedroom Three 2.8m x 1.9m (9'2" x 6'2")

Window to side aspect and radiator.

Bathroom 1.9m x 2.6m (6'2" x 8'6")

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

Outside

To the front of the property there is a lawned garden, driveway with parking for upto five cars leading to a detached single garage. To the rear of the property there is an enclosed landscaped lawned garden with patio areas, summer house and shed.

Garage 4.9m x 2.7m (16'1" x 8'11")

Electric roller door, power, lighting and personal door to side aspect.

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.



GROUND FLOOR



2 LECHLER CLOSE, NETTLEHAM, LN2 2XY

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		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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