



Deepdale Lane, Nettleham



**£230,000**

- Recently Refurbished Semi-Det' Bungalow
- Two Double Bedrooms
- 15ft Bay Fronted Lounge Diner
- Newly Fitted Breakfast Kitchen
- Newly Fitted Shower Room
- Gardens, Garage & Driveway
- Freehold & No Onward Chain
- EPC rating D





Recently refurbished Good sized Semi-Detached Bungalow situated in the desirable village of Nettleham which boasts a wealth of amenities. NO ONWARD CHAIN. The accommodation comprises 15ft Bay Fronted Lounge Diner, Newly Fitted Breakfast Kitchen with fitted appliances, Two Double Bedrooms and Newly Fitted Shower Room. The property is set back from the road and offers generous off-road parking and good sized gardens to the front & rear with detached Garage. The property benefits from gas Central Heating and uPVC Double Glazing.

### Entrance Hall

Door to front elevation.

### Lounge Diner

15'5" x 12'6" (4.7m x 3.8m)

Bay window to front, window to side, radiator and a decorative fireplace.

### Breakfast Kitchen

11'9" x 9'9" (3.6m x 3m)

Window to rear aspect and door to side aspect. Fitted with a range of wall and base units with work surface and drainer sink unit. Fitted eye level oven, hob and extractor hood. Space and plumbing for washing machine. Radiator and built in cupboard housing wall mounted gas central heating boiler.



### Bedroom One

13'5" x 12'1" (4.1m x 3.7m)

Window to front and a radiator.

### Bedroom Two

10'9" x 10'5" (3.3m x 3.2m)

French doors to rear and a radiator.

### Shower Room

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

Window to rear aspect. Fitted with a low level wc, wash hand basin with vanity unit and double shower enclosure. Chrome heated towel rail.

### Outside

To the front is a generous sized lawn garden and gravel driveway and to the rear a further lawned garden with patio and a single garage.

### Garage

17'6" x 8'9" (5.3m x 2.7m)

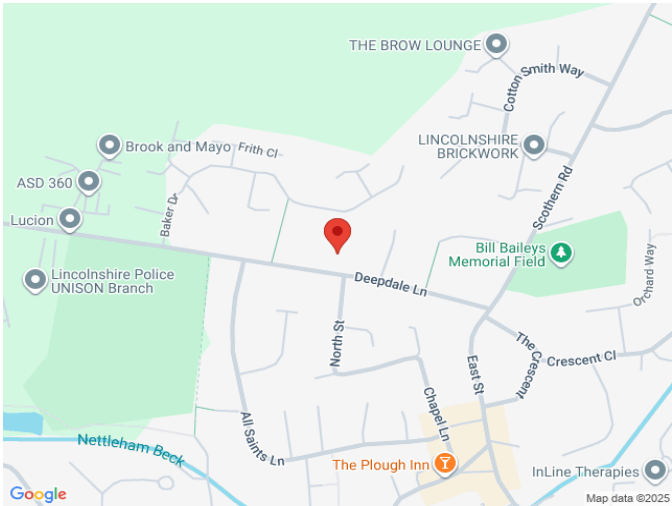
Double opening doors to front aspect, personal side door and window to rear aspect. Power and lighting.

### Agents Note

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# Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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