



2, Ambrose Court

Nettleham | Lincoln | LN2 2EJ

£1,200 PCM



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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Ambrose Court | Nettleham Lincoln | LN2 2EJ £1,200 PCM

DON'T MISS! The opportunity to make this property your own and enjoy the best of village living in Nettleham.

Welcome to Ambrose Court in the charming village of Nettleham, Lincoln. This stunning barn conversion property boasts a modern design while retaining the timeless charm of a stone cottage.

As you step inside, you are greeted by a spacious reception room that offers a versatile space for entertaining or relaxing with family. The integrated white goods in the kitchen add a touch of luxury, making meal preparation a breeze.

The property features three cosy bedrooms, perfect for a growing family or hosting guests. With good sized bathroom and en-suite, convenience is key in this lovely home. Outside you have a open plan communal

- Three bedrooms
- Immaculate condition
- Cooker, dishwasher, fridge freezer
- En suite
- open plan communal gardens
- Village location
- Breakfast kitchen
- Electric Log burning effect stove to lounge
- Some fitted wardrobes
- Allocated parking

MAIN ENTRANCE

ENTRANCE HALL

CLOAK ROOM

UTILITY CUPBOARD

LOUNGE
13'8" x 13'3" (4.17 x 4.04)

BREAKFAST KITCHEN
14'3" x 7'11" (4.34 x 2.41)

REAR HALLWAY

STAIRCASE AND LANDING

MASTER BEDROOM
11'4" x 10'1"Ex robes (3.45 x 3.07Ex robes)

EN-SUITE SHOWER ROOM
8'8" x 3'11" (2.64 x 1.19)

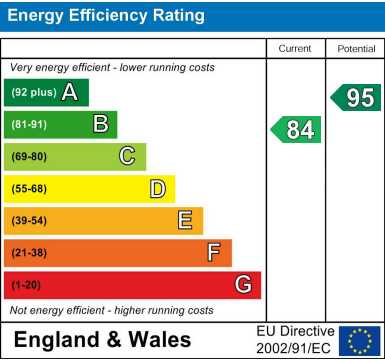
BEDROOM TWO
10'5" x 8'4" (3.18 x 2.54)

BEDROOM THREE
9'4" x 8'5"ex robes (2.84 x 2.57ex robes)

BATHROOM
7'2" x 5'6" (2.18 x 1.68)

REAR ELEVATION

FRONT ELEVATION



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