



**4 Field Close, Nettleham,
Lincoln, LN2 2RX**



Book a Viewing!

£430,000

An exceptional extended and comprehensively refurbished Four Bedroom Detached Bungalow, occupying a generous plot within the highly sought after village of Nettleham. Finished to an impeccable standard throughout, this impressive home offers spacious, versatile, and beautifully presented accommodation comprising an entrance porch, welcoming reception hallway, elegant lounge, stylish contemporary fitted kitchen opening into a dining area, separate study, four well proportioned double bedrooms, two of which benefit from en-suite shower rooms, together with a superb four piece family bathroom. Outside, the property enjoys a larger than average plot with attractive lawned gardens to both the front and rear, an extensive block paved driveway providing ample off-street parking and an attached single garage. Offering flexible accommodation ideally suited to growing families, those seeking multi-generational living, or buyers looking to downsize without compromising on space or quality, this outstanding home must be viewed to be fully appreciated. NO CHAIN.





LOCATION

Nettleham is located approximately four miles North of Lincoln City Centre and has many attractive features such as The Beck and Village Green, around which are local shops, Co-op, public houses and other amenities. There are infant and junior schools in the village, a teacher led nursery within Nettleham Infant School and all grades of schooling are available in Uphill Lincoln and nearby villages.

ACCOMMODATION

PORCH

With double glazed windows to the front and side aspects and laminate flooring.

ENTRANCE HALL

With double glazed French doors to the rear garden, two radiators and laminate flooring.

LOUNGE

14' 8" x 11' 7" (4.49m x 3.55m) With double glazed window to the front aspect, wall hung electric fire and radiator.



KITCHEN

11' 7" x 9' 7" (3.55m x 2.93m) Fitted with a stylish range of wall and base units with work surfaces over, undermount 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer, slimline dishwasher, microwave, eye level electric oven, electric hob with extractor fan over, space for washing machine, tiled flooring, spotlights and double glazed window to the front aspect.

DINING AREA

9' 7" x 8' 1" (2.93m x 2.48m) With double glazed French doors to the rear garden, double glazed window to the front aspect, tiled flooring and radiator.



STUDY

9' 8" x 8' 3" (2.96m x 2.52m) With radiator.

BEDROOM 1

12' 6" x 11' 11" (3.82m x 3.65m) With double glazed French doors to the rear garden, laminate flooring and radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, spotlights, tiled flooring and splashbacks, chrome towel radiator and double glazed window to the rear aspect.

BEDROOM 2

12' 4" x 9' 5" (3.77m x 2.89m) With double glazed window to the side aspect and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wall hung wash hand basin, spotlights, tiled flooring and splashbacks, chrome towel radiator and double glazed window to the side aspect.

BEDROOM 3

15' 1" x 9' 3" (4.61m x 2.83m) With double glazed window to the side aspect and radiator.

BEDROOM 4

11' 10" x 7' 2" (3.61m x 2.20m) With double glazed window to the rear aspect and radiator.



BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, close coupled WC and pedestal wash hand basin, tiled flooring and splashbacks, chrome towel radiator and double glazed window to the side aspect.

OUTSIDE

The property sits on a pleasant plot. To the front there is a lawned garden, a block paved driveway providing off-street parking for multiple vehicles and access to the single garage.



The garage has an electric roller door to the front, light and power. To the rear of the property there is a private and enclosed rear garden laid mainly to lawn with patio seating areas, flowerbeds, established shrubs and fruit trees.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

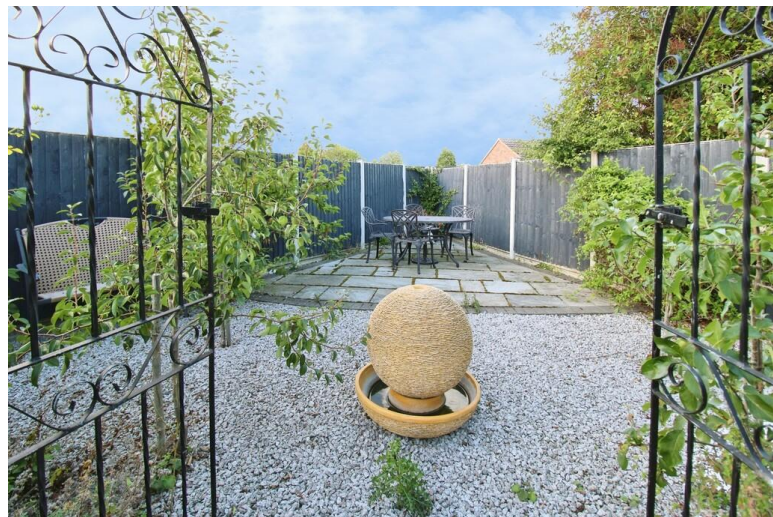
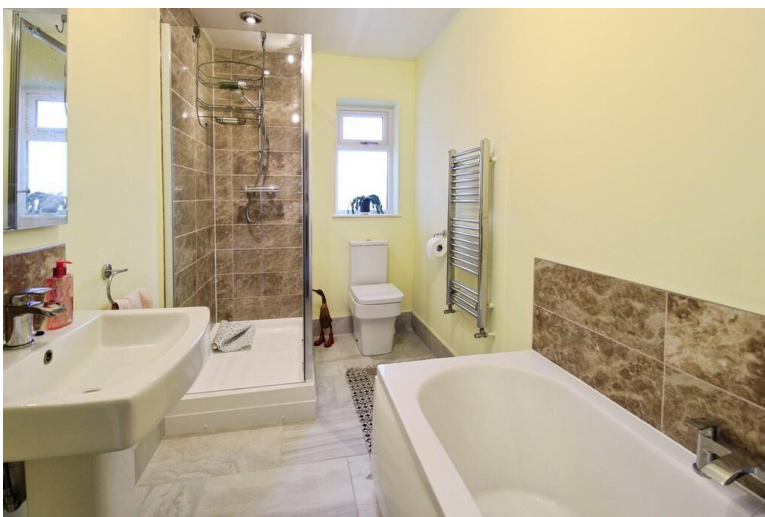
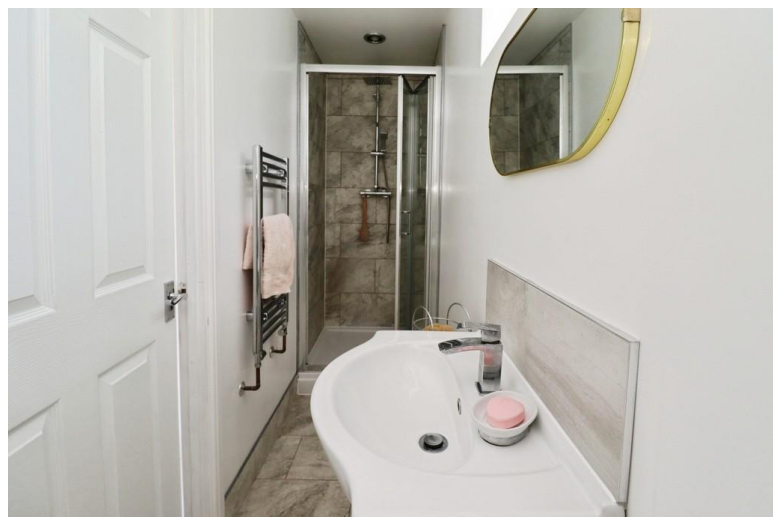
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





Approx. 127.6 sq. metres (1373.7 sq. feet)
(excluding Garage)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

