



3 Coopers Close
Nettleham, Lincoln

BROWN & CO



3 Coopers Close, Nettleham, Lincoln, LN2 2XX

A fantastic opportunity to acquire a well-presented ground floor flat, located within one of the area's most sought-after villages.

The accommodation is thoughtfully laid out and comprises an entrance hall, a comfortable living room, a bright conservatory, a fitted kitchen, a bedroom, and a modern shower room.

Externally, the property benefits from an enclosed paved garden, an ideal for low-maintenance outdoor space. It also benefits from the added advantage of two allocated parking spaces.



ACCOMMODATION

Entrance Hall
Front entrance door, storage cupboard, radiator.

Kitchen
Sink inset to preparation worktop, integrated microwave oven and hob with extractor over, base and eye level storage units, tiled splash backs, spaces for fridge and washing machine, radiator.

Bedroom
Double glazed bay window to front, radiator.

Shower Room
Double glazed window to rear, WC and wash basin unit, shower cubicle, heated towel rail.

Living Room
Radiator, opening into:

Conservatory
With underfloor heating, Double glazed French doors opening to rear garden, double glazed windows to side and rear.

Outside

To the rear is a paved enclosed garden with gate that leads to the allocated parking spaces.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band A

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1800 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown & Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

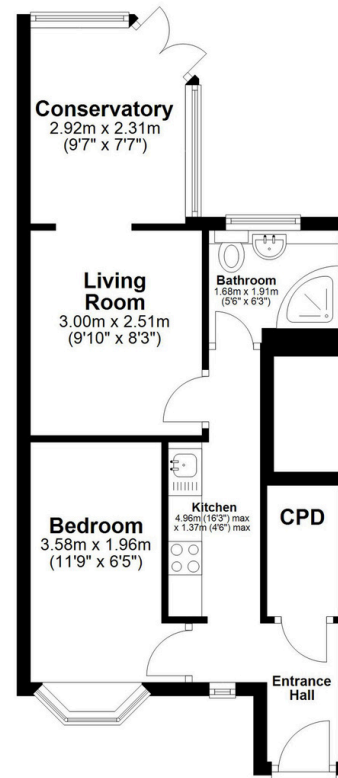
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Ground Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



Total area: approx. 36.2 sq. metres (389.4 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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