



## 15 Aima Court

Nettleham, Lincoln, LN2 2XW



Book a Viewing!

**£180,000**

A modern Two Bedroom Town House situated within the sought after village of Nettleham. The property offers well presented internal accommodation to comprise of Lounge, Dining Room, Kitchen, First Floor Landing, Two Bedrooms and Bathroom. Outside there is an enclosed rear garden and two allocated parking spaces. Viewing is highly recommended to appreciate the accommodation on offer and the position of the property within this popular village location.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

#### **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

### LOUNGE

12' 2" x 12' 11" (3.72m x 3.94m) With double glazed window to the front aspect, gas fire set within feature fireplace, staircase to the first floor, under stairs storage cupboard and radiator.

### DINING ROOM

7' 9" x 6' 0" (2.37m x 1.83m) With radiator and double glazed door to the rear garden.

### KITCHEN

7' 9" x 5' 11" (2.37m x 1.81m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, electric oven and gas hob, spaces for washing machine and fridge freezer, tiled flooring and splashbacks, wall mounted gas fired central heating boiler and double glazed window to the rear aspect.

### FIRST FLOOR LANDING

### BEDROOM 1

11' 1" x 8' 11" (3.4m x 2.72m) With double glazed bay window to the front aspect, over stairs storage cupboard and radiator.

### BEDROOM 2

9' 7" x 5' 11" (2.94m x 1.82m) With double glazed window to the rear aspect with open field views and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator and double glazed window to the rear aspect.

### OUTSIDE

To the rear of the property there is an enclosed rear garden laid mainly to lawn with flowerbeds and garden shed. The property further benefits from two allocated off street parking spaces.







#### WEBSITE

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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### 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 the 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

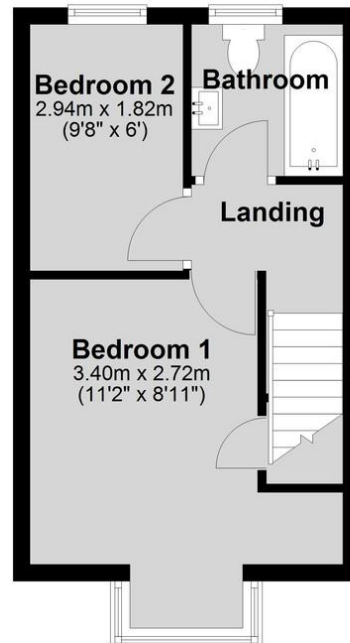
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.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

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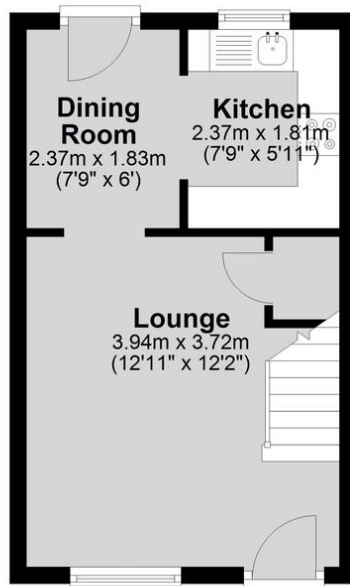
### First Floor

Approx. 24.5 sq. metres (264.1 sq. feet)



### Ground Floor

Approx. 23.9 sq. metres (257.2 sq. feet)



Total area: approx. 48.4 sq. metres (521.3 sq. feet)

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| <b>29 – 30 Silver Street</b><br><b>Lincoln</b><br><b>LN2 1AS</b><br><b>01522 510044</b> | <b>22 Queen Street</b><br><b>Market Rasen</b><br><b>LN8 3EH</b><br><b>01673 847487</b> | <b>22 King Street</b><br><b>Southwell</b><br><b>NG25 0EN</b><br><b>01636 813971</b> | <b>46 Middle Gate</b><br><b>Newark</b><br><b>NG24 1AL</b><br><b>01636 700888</b> |
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