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9 Burghley Close, Nettleton  
£225,000

 **NEWTON**  
**FALLOWELL**

# 9 Burghley Close

Nettleton, Market Rasen

No Chain. Generous 2 bedroom detached bungalow in rarely available location. Needs updating. Large lounge/diner, conservatory, kitchen, separate utility and bathroom. South facing garden with summer house. Single garage and 4 car drive parking. Call us on 01652 783030 to arrange your viewing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- NO CHAIN
- RARELY AVAILABLE AREA
- UPDATING REQUIRED
- ENCLOSED REAR GARDENS
- DRIVE AND GARAGE
- COUNCIL TAX BAND C



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**Entrance**

5' 8" x 4' 2" (1.73m x 1.28m)

A brick and double glazed porch with radiator opens to the hall

**Hall**

Being L shaped with radiator and coving.

**Lounge**

16' 6" x 12' 0" (5.03m x 3.66m)

(max measurements) Forming part of a L shaped family space with bow window to the front and brick built open fireplace.

**Dining area**

9' 0" x 10' 1" (2.75m x 3.07m)

Connecting lounge to conservatory and kitchen with coving, radiator and French doors to the rear.

**Conservatory**

8' 10" x 8' 11" (2.70m x 2.71m)

Connecting house to garden and comprising of Pvcu panels with sloping roof and radiator.

**Kitchen**

9' 11" x 8' 10" (3.02m x 2.70m)

Well appointed with a range of white fronted high and low units with inset stainless steel sink unit, under counter spaces for both refrigerator and freezer, electric cooker recess, radiator, tiled splash areas and window overlooking the garden.

**Utility**

6' 11" x 6' 8" (2.10m x 2.03m)

A practical space with rear entrance door, plumbing for a washing machine, venting for a tumble dryer and window.

**Bedroom 1**

12' 0" x 10' 11" (3.66m x 3.33m)

A generous forward facing double room with radiator and coving.

**Bedroom 2**

12' 0" x 8' 5" (3.65m x 2.57m)



**Bedroom 2**

12' 0" x 8' 5" (3.65m x 2.57m)

A side facing room with radiator, coving and deep hanging recess.

**Bathroom**

9' 11" x 7' 7" (3.01m x 2.31m)

A fully tiled room with suite in white to include a close coupled wc, pedestal wash hand basin, bath with mixer shower over, chrome radiator, extractor fan, tiled floor and deep airing cupboard.

## GARDEN

The property enjoys a broad, open plan frontage to Burghley Close and a 4 car drive leads to the attached, brick built single garage with up and over door and side personnel door. The enclosed, south facing garden is again mainly laid to lawn which is best viewed from the timber summer house. A private side garden area with oil fired heating boiler completes the property.

## GARAGE

Single Garage

Brick built single garage and 4 car drive







## Newton Fallowell Brigg

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