



## 7 Ambrose Court

Nettleham, Lincoln, LN2 2EJ



Book a Viewing!

**£200,000**

A beautiful two bedrooned mid-terraced bungalow located in a beautiful development in to the heart of the ever popular village of Nettleham. The property has immaculate modern living accommodation to comprise of Porch, Hallway, modern fitted Kitchen, Lounge, two Bedrooms and Shower Room. The property enjoys a communal courtyard garden and further benefits from off street parking. Viewing is highly recommended. NO CHAIN.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – A.**

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

**TENURE** - Freehold.

**SERVICE CHARGE**

Annual Service Charge Amount - £479.20 (paid until Dec 2026)

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**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.

## PORCH

With tiled flooring and storage shelving.

## HALL

With airing cupboard housing the gas fired central heating boiler, radiator and tiled flooring.

## LOUNGE

11' 10" x 11' 8" (3.61m x 3.57m) With two double glazed windows to the front aspect, Velux windows with electric blinds and two radiators.

## KITCHEN

9' 7" x 9' 0" (2.94m x 2.75m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, spaces for washing machine and fridge freezer, eye level electric oven, induction hob, tiled splashbacks and flooring, radiator, double glazed window to the front aspect and Velux windows with electric blinds.

## BEDROOM 1

11' 10" x 9' 0" (3.61m x 2.75m) With fitted double wardrobe, double glazed window to the rear aspect and radiator.

## BEDROOM 2

11' 8"(max) x 9' 8" (3.56m x 2.96m) With fitted double wardrobe double glazed window to the rear aspect and radiator.

## SHOWER ROOM

Fitted with a three-piece suite comprising of walk-in shower close coupled WC and pedestal wash hand basin, tiled flooring, chrome towel, radiator and double glazed window to the rear aspect.

## OUTSIDE

There is a communal garden to the front with off road parking.





#### WEBSITE

Our detailed web site 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](http://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

Solicitors & 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.

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

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

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 556084 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

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.

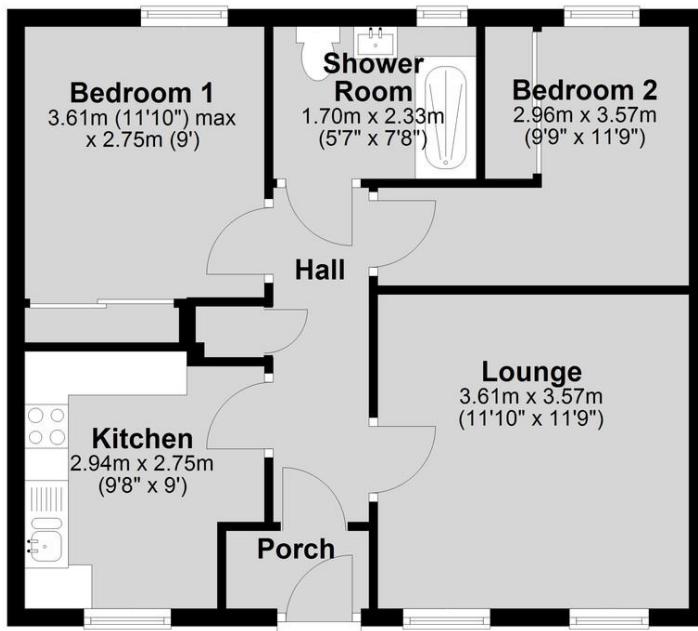
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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## Ground Floor

Approx. 50.7 sq. metres (545.2 sq. feet)



Total area: approx. 50.7 sq. metres (545.2 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 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.



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