Orchard Place, All Saints Lane, Nettleham, Lincoln, LN2 2NT

Book a Viewing!

£325,000

A brand-new two-bedroom mid-terrace home, positioned within Orchard Place, an exclusive development of just 16 homes for buyers aged 55 and over, within easy walking distance of the centre of Nettleham.

The accommodation begins with an entrance hallway with stairs rising to the first floor, access to the main living accommodation and a ground-floor WC. The heart of the home is the open-plan kitchen, living and dining space, providing a practical and sociable area for everyday living. A window to the front provides natural light, while French doors at the rear open directly onto the private patio garden. There is ample room for both comfortable seating and a dining table. The contemporary fitted kitchen forms part of the open-plan space and is finished to a high specification, with quartz worktops and splashbacks together with a range of integrated appliances including a fridge freezer, oven, microwave and grill, dishwasher, washing machine and induction venting hob. To the first floor, the landing provides access to two bedrooms and the main bathroom. The second bedroom provides useful flexibility for visiting family and friends or could equally be used as a home office, hobby room or additional sitting room.

Energy efficiency has been an important consideration in the design of the home, which is anticipated to achieve an A-rated EPC. The specification includes an air source heat pump, solar panels, underfloor heating, high-performance argon-filled glazing and an EV charging point, all designed to provide comfortable and efficient modern living.

Outside, the property has been designed with ease of maintenance in mind, with a private slabbed garden and boundary fencing. Plot 8 also benefits from an allocated parking space, with additional visitor parking provided within the development.

Residents at Orchard Place will also benefit from the privacy of a gated development, landscaped communal areas and services including the maintenance of communal spaces together with window and solar panel cleaning.

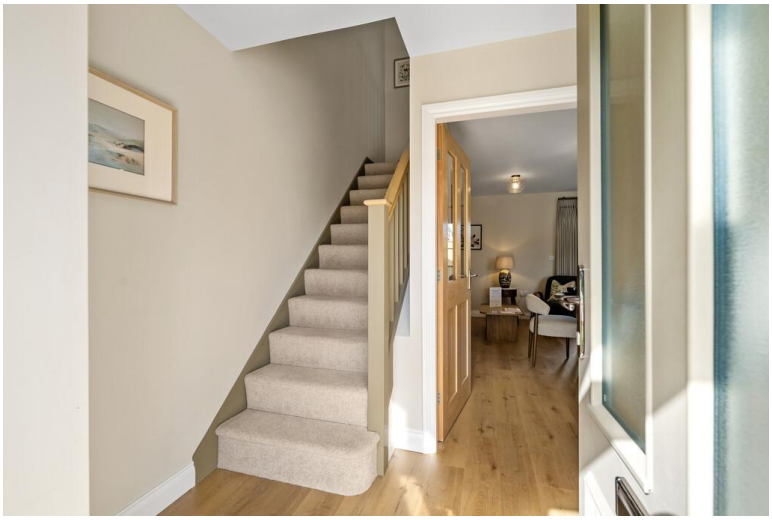
All of this is within easy walking distance of the heart of Nettleham, providing an excellent opportunity for buyers looking to enjoy village life from a modern, energy-efficient and low-maintenance new home.

Plot 8, Orchard Place, All Saints Lane, Nettleham, Lincoln, LN2 2NT

WELCOME TO THE ORCHARD

Orchard Place is an exclusive collection of just 16 new homes, designed specifically for buyers aged 55 and over and ideally positioned within easy walking distance of the centre of Nettleham. Created by local specialists Millcroft Development, Orchard Place has been carefully planned around location, energy efficiency and ease of living, creating a small, private gated community where residents can enjoy the benefits of a brand-new home with less to worry about when it comes to ongoing maintenance.

One of the biggest attractions of Orchard Place is its location. Nettleham is one of Lincolnshire's most sought-after villages and the development is within easy walking distance of the village centre. This puts everyday amenities, shops, places to eat and drink, local services and attractive village walks close at hand, allowing residents to enjoy village life without needing to rely on the car for every journey. The homes combine cottage-style architecture with the comfort and efficiency of modern construction. Properties at Orchard Place are being designed with modern living and energy efficiency in mind and are anticipated to achieve an A-rated EPC. The specification includes air source heat pumps, solar panels, underfloor heating, high-performance argon-filled windows, EV charging for every home, full-fibre broadband and private outbuildings. Together, these features are designed to reduce energy requirements, help keep ongoing running costs down and provide a comfortable living environment throughout the year.



Ease of ownership is also an important part of life at Orchard Place. The development has been designed to reduce some of the regular jobs associated with maintaining a traditional property, with communal areas professionally maintained and services including window cleaning and solar panel cleaning. This allows residents to spend less time dealing with routine exterior maintenance and more time enjoying their home and surroundings.

With just 16 homes, Orchard Place offers the opportunity to become part of a small community while still enjoying the privacy of your own home. A gated entrance provides a sense of privacy on arrival, while landscaped communal spaces create attractive shared areas for residents to enjoy. Residents' parking and additional visitor parking have also been incorporated into the development.

Each home has been thoughtfully planned around modern, practical living, with open-plan spaces, quality fixtures and fittings, full-fibre broadband and a fitted intruder alarm. Every property also benefits from its own private outbuilding, providing useful additional storage.

Orchard Place offers a different way to enjoy village life - a brand-new, energy-efficient home, less ongoing maintenance and a private community, all within easy walking distance of the heart of Nettleham.

NETTLEHAM LOCATION AND LIFESTYLE

Nettleham is one of Lincolnshire's most sought-after villages, combining a strong sense of community with an excellent range of everyday amenities and the convenience of having Lincoln just a few miles away. For residents of Orchard Place, one of the main benefits is being able to enjoy all of this from a home within easy walking distance of the heart of the village.

The centre of Nettleham is a Conservation Area, characterised by attractive stone properties, the historic All Saints Church, the Village Green and Nettleham Beck, which runs through the village and provides pleasant waterside walks. There are numerous footpaths and field walks around the village, together with the historic Bishop's Palace and Meadow site, providing plenty of opportunities to enjoy the outdoors without having to travel far from home. For everyday life, Nettleham is particularly well served. The village has a Co-op food store, Post Office, pharmacy, health centre, optician, library and community hub, alongside cafés, pubs, places to eat and a range of other local shops and services. There are also active community and social groups, sports facilities and clubs, giving residents plenty of opportunity to become involved in village life. Despite its village setting, Nettleham is only around four miles from the centre of Lincoln. The city offers a wide choice of shops, restaurants, leisure facilities, healthcare and cultural attractions, while the historic Cathedral Quarter is even closer. Bailgate and Steep Hill are home to independent shops, cafés, pubs and restaurants, with Lincoln Cathedral and Lincoln Castle forming the backdrop to one of the city's most distinctive areas.

Lincoln Central railway station provides connections to destinations including Nottingham, Leicester, Sheffield, Doncaster and Peterborough, together with services to London King's Cross. This makes Nettleham well positioned for visiting friends and family further afield, as well as for days and weekends away without necessarily having to travel by car.

The wider Lincolnshire countryside is also easily accessible. The Lincolnshire Wolds can be reached in around 30 minutes by car and offers miles of countryside, walking routes, traditional villages and market towns to explore. Further east, the Lincolnshire coastline provides another option for a day out, with traditional seaside destinations including Skegness and Mablethorpe generally around an hour to an hour and a quarter away by car, depending on destination and traffic.

It is this combination that makes Nettleham such an appealing place to live: a thriving village with everyday amenities close at hand, countryside and walks nearby, the historic city of Lincoln on the doorstep and good connections to the rest of the county and beyond.

ORCHARD PLACE - SPECIFICATION

Homes at Orchard Place have been designed with energy efficiency, comfort and ease of living in mind, with a comprehensive specification included as standard.

Energy Efficiency & Heating
* Air source heat pump
* Hot water cylinder
* Solar panels
* Underfloor heating
* Radiators
* EV charging point
* High-performance argon-filled double-glazed windows
* Dusk-to-dawn external lighting

Kitchen
* Contemporary fitted kitchen
* Quartz worktops and splashbacks
* Integrated fridge freezer
* Integrated oven
* Integrated microwave and grill
* Induction venting hob
* Integrated dishwasher
* Integrated washing machine
* Sink and tap

Bathrooms & Cloakrooms
* Fully fitted bathroom
* Fully fitted ground-floor cloakroom

Interior Finishes
* LVT flooring to the ground floor
* Carpets to the first floor and stairs
* Oak internal doors
* Full-fibre broadband connection

External Features
* Block-paved frontage
* Slabbed rear garden
* Boundary fencing
* Tiled entrance porch
* Stone Window cill
* Painted hardwood front door
* French doors to the rear
* Dusk-to-dawn external lighting

Parking
* Allocated parking space for each property
* Nine additional parking spaces across the development
* EV charging point for each home

The specification is subject to individual plot and build stage. Details should be confirmed at the point of reservation.

ENERGY EFFICIENT BY DESIGN

Energy efficiency is a key part of Orchard Place, with each home designed to achieve an A-rated EPC and provide a comfortable and efficient living environment throughout the year. Air source heat pumps, solar panels, underfloor heating and high-performance argon-filled glazing all work together to reduce energy demand and reliance on more traditional heating systems. The solar panels generate renewable electricity from daylight, while the air source heat pump provides an efficient source of heating and hot water. Combined with the high levels of insulation expected from a brand-new home, this helps reduce wasted energy and has the potential to keep day-to-day running costs lower. Every home will also have its own EV charging point, providing the convenience of charging at home. It is a modern approach designed to make everyday living at Orchard Place comfortable, straightforward and more economical, while also reducing the environmental impact of each property.

BUILT BY MILLCROFT DEVELOPMENT

Orchard Place is being created by Millcroft Development, a highly regarded family-run developer with more than 25 years of experience building quality homes across Lincolnshire and Nottinghamshire. Over that time, Millcroft has delivered everything from individually designed homes to carefully planned residential developments, building a strong reputation for quality construction, attention to detail and a personal approach. That experience is reflected at Orchard Place, where traditional cottage-style architecture is being combined with modern methods of construction, a high-quality specification and a strong focus on energy efficiency. Each home has been thoughtfully designed for comfortable, practical living, while the wider development has been planned to create an attractive and well-maintained environment for its residents.

MAKE YOUR HOME YOUR OWN

At Orchard Place, the aim is to make moving into your new home as straightforward as possible. Millcroft Developments can offer a range of additional options, allowing buyers to personalise their home before moving in and reduce the need to arrange work, deliveries or installations after completion. Whether it is having furniture and fitted wardrobes ready for moving day, blinds and curtains already installed, or incorporating practical features that may make the home easier to enjoy both now and in the future, a range of options can be discussed with the developer.

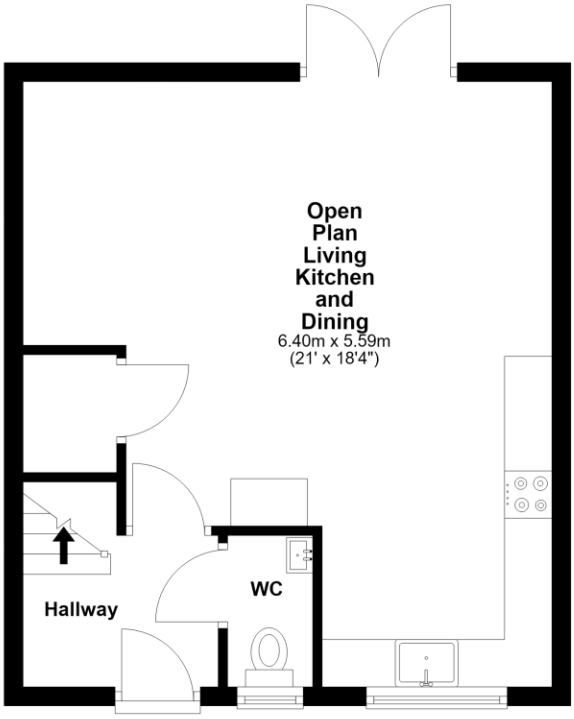
Additional options can include:

- Furniture and fitted wardrobes
- Blinds and curtains
- Accessible home improvements
- Accessible alarm systems
- Stairlift installation

For buyers thinking further ahead, the opportunity to incorporate accessibility improvements during the build or prior to moving in can also help future-proof the home, without compromising how it is enjoyed today. All additional options are subject to availability, the stage of construction and individual property suitability, and will be available at an additional cost. Please ask for further details and a quotation for any options you may be interested in.

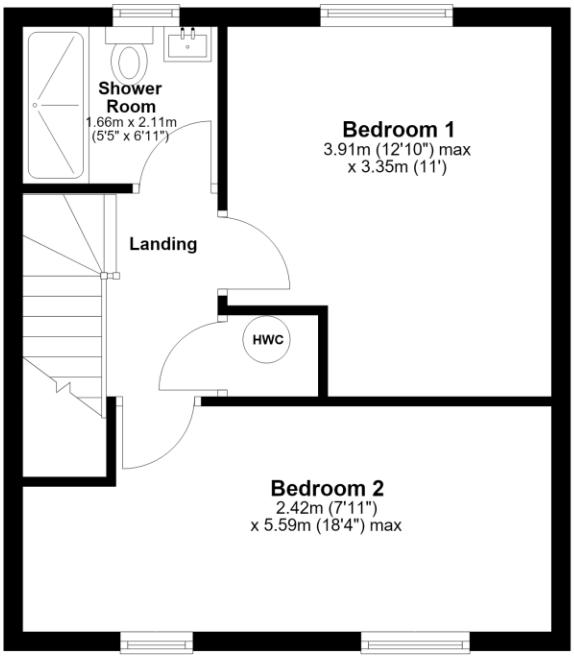
Ground Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Total area: approx. 71.4 sq. metres (768.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Air Source Heat Pump.

EPC RATING – to follow.

COUNCIL TAX BAND – TBC.

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.

DISCLAIMER - The photographs used in the marketing of this property are for illustrative purposes only. They are intended to help demonstrate potential room layouts and should not be relied upon as exact representations of the property's fixtures, fittings or furnishings.

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 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

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 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.

The Property Ombudsman

www.mundys.net