



Nettleham Road, Lincoln



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Freehold

£475,000

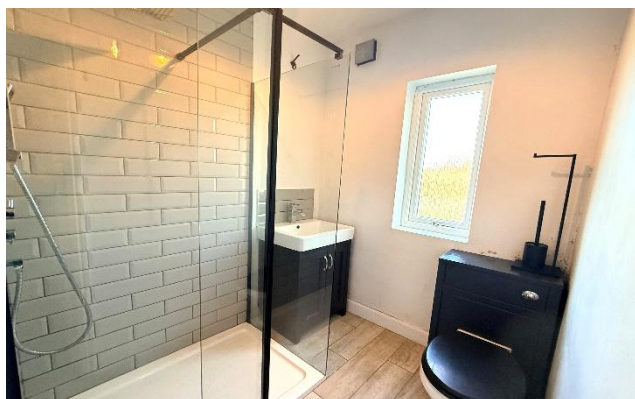
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## Key Features

- Uphill Detached House
- Three Double Bedrooms
- Two Reception Room
- Driveway & Garage
- Bathroom, En-Suite and Downstairs WC
- Large Rear Garden
- Attic Office/ Bedroom Four
- EPC rating D





Well presented THREE BEDROOM Detached House located in Uphill Lincoln on Nettleham Road. Perfectly positioned within walking distance of Bishop Grosseteste University, Lincoln county hospital and Bailgate and Cathedral quarter. The property also benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The accommodation on offer comprises Entrance Hall, WC, Utility Room, Lounge, Breakfast Kitchen, Dining Room and Conservatory to the ground floor. To the first floor there are Three Double Bedrooms with En-Suite to Master and Family Bathroom. The loft space has been converted to a home office/ extra bedroom. Outside the property to the front there is a block paved driveway with room for up to four cars leading to a single detached garage. To the rear of the property there is an enclosed lawned garden with decking area, summer house patio and vegetable plots.

#### Entrance Hall

External door to front aspect and stairs to the first floor with storage cupboard under.

#### Lounge

5.53m x 3.63m (18'1" x 11'11")

Bay window to front aspect, feature log burning stove, radiator and double doors leading to:

#### Conservatory

3.91m x 3.12m (12'10" x 10'2")

Windows to all aspects and french doors to side aspect and radiator.

#### Breakfast Kitchen

3.93m x 3.07m (12'11" x 10'1")

Window and external door to rear aspect. Fitted with a modern range of Harvey Jones wall and base units with worktops over, sink with drainer, Quooker Tap with instant hot water, filtered water and sparkling water, two single electric Neff ovens, five burner gas hob with extractor over, integrated dishwasher and radiator.

#### Utility Room

3.17m x 1.52m (10'5" x 5'0")

Windows to front and rear aspects and fitted with a range of wall and base units with worktops over, space for fridge freezer, space and plumbing for both washing machine and tumble dryer.

#### Dining Room

4.7m x 3.02m (15'5" x 9'11")

Bay window to front aspect and radiator.

#### WC

Window to rear aspect and fitted with low level WC, wash hand basin and radiator.

#### Landing

Stairs to attic room.



### Bedroom One

4.26m x 3.3m (14'0" x 10'10")

Window to front aspect and radiator.



### En-suite

Window to front aspect and fitted with shower cubicle, wash hand basin with vanity unit under, low level WC, heated towel rail and extractor.



### Bedroom Two

4.09m x 3.02m (13'5" x 9'11")

Window to front aspect and radiator.



### Bedroom Three

3.76m x 2.59m (12'4" x 8'6")

Window to side aspect, storage cupboard and radiator.



### Family Bathroom

2.64m x 1.9m (8'8" x 6'2")

Window to rear aspect and fitted with panel bath with shower over, wash hand basin with vanity unit under, low level WC, radiator and extractor.

### Attic Room/ Bedroom Four

4.57m x 5.96m (15'0" x 19'7")

Skylight windows to rear to front aspect, eaves storage and radiator.

### Outside Front

Block paved driveway with room for up to four cars leading to a detached single garage.

### Outside Rear

Lawned garden with large patio area, summer house with decking area, green house, vegetable plots and shed.

### Garage

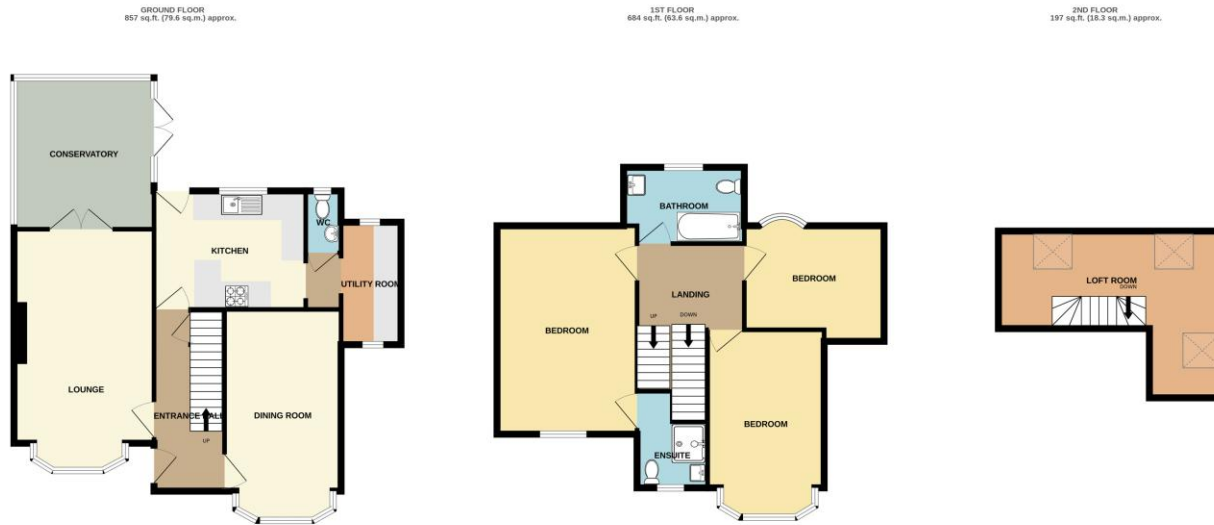
With up and over door to front aspect and personal door to rear aspect, power and lighting.

## Agent Note

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# Floorplan



109 NETTLEHAM ROAD, LINCOLN LN2 1RU

TOTAL FLOOR AREA : 1738 sq.ft. (161.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		



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