NEWTON FALLOWELL

Mill Hill, Nettleham

2 1 2

£227,000

- Semi Detached Cottage
- Popular Village Location
- Walking Distance of Amenities
- Two Double Bedrooms
- Lounge & Dining Room
- Gas Central Heating
- Freehold
- EPC rating D

Semi Detached Georgian Character Cottage, which has been sensitively and carefully restored and updated to bring out its true period character situated in the desirable village of Nettleham and within walking distance of the village amenities. No Onward Chain. The accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Bathroom and upstairs there are TWO DOUBLE BEDROOMS. Outside there is a non-overlooked enclosed garden.

Entrance Hall

Stable style door to front aspect. Tiled flooring, radiator and built in utility cupboard with space and plumbing for washing machine and tumble dryer. Stairs to first floor.

Lounge 4.2m x 3.3m (13.7ft x 10.8ft)

Windows to front and side aspects, radiator, coving to ceiling and fireplace with woodburning stove.

Dining Room 4.3m x 2.7m (14ft x 9ft)

Window to side aspect, tiled flooring, radiator, beamed ceiling.

Kitchen 2.4m x 2.4m (7.9ft x 7.8ft)
Window to both front and side aspects. Fitted with a range of wall and base units with wooden work surface over, Belfast sink with mixer tap, space for cooker and fridge freezer. Wall mounted gas central heating boiler, extractor fan, part tiled walls, tiled flooring and radiator.

Bathroom 2.4m x 1.8m (8ft x 5.9ft)
Window to side aspect. Fitted with a high level wc, wash hand basin, freestanding claw foot bath with mixer tap and corner shower cubicle with mains shower appliance. Extractor, radiator and tiled flooring.

First Floor Landing
Doors to Bedrooms.

Bedroom One 4.3m x 3.3m (14ft x 10.9ft)
Window to side aspect, radiator and wooden flooring.

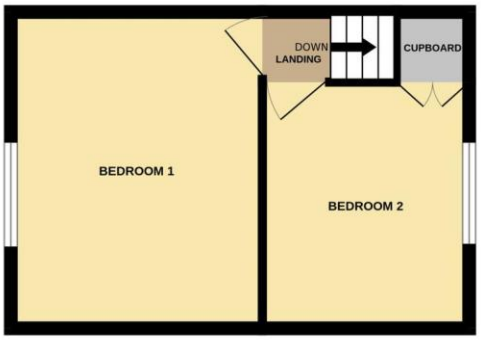
Bedroom Two 3.3m x 2.7m (10.8ft x 9ft)
Window to side aspect, radiator and wooden flooring. Loft access and built in storage cupboard over stairs.

Outside
There is an enclosed garden mainly lawned with a seating area and two garden sheds. An oasis in the heart of the village.

Agents Note
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



MILL HILL, NETTLEHAM, LINCOLN, LN2 2RJ

TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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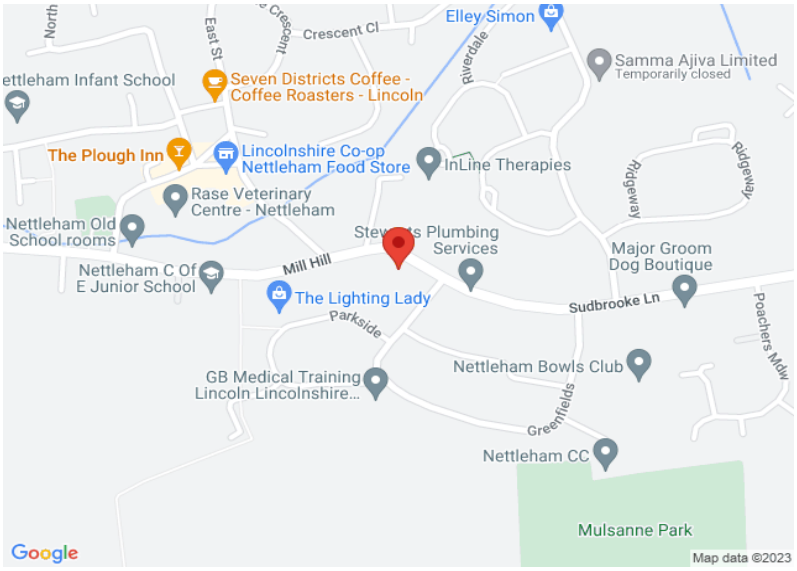

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