



Scothern Road, Nettleham



**OIRO £300,000**

- Extended Semi-Detached House
- Three Bedrooms
- Gated Driveway & Ample Parking
- Two Reception Rooms
- Popular Village Location
- Family Bathroom & WC
- Freehold
- EPC rating D



Well presented and extended THREE BEDROOM semi-detached house. Located in the highly sought after village of Nettleham. Just a short walk away from a host of village amenities including Doctors, Dentist, Pub and Restaurants, Co-op and Nettleham Primary School. The property further benefits from Gas Central Heating, uPVC Double Glazing, Field Views and excellent road links to the A46.

The property comprise Entrance Hall, Lounge with Log Burner, Spacious Kitchen Diner with Panty, Dining Room, Utility and WC to the ground floor. To the first floor there are Three Bedrooms and Family Bathroom. Outside the property to the front there is a gated driveway with room for up to FIVE cars and lawned garden. To the rear of the property there is an enclosed lawned garden with decking area and two sheds.

### Entrance Hall

External door to front aspect and stairs to the first floor.

### Lounge

16'4" x 12'4" (5m x 3.8m)

Bay window to front aspect and window to rear aspect, feature multi-fuel burner and radiator.



## Kitchen Diner

16'4" x 12'7" (5m x 3.8m)

Windows to front and rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, four ring induction hob, two single electric ovens, integrated dish washer, pantry cupboard, breakfast bar, snug area and radiator.

## Dining Room

13'4" x 8'2" (4.1m x 2.5m)

Window to rear aspect and radiator.

## WC

5'4" x 3'0" (1.6m x 0.9m)

Window to side aspect and fitted with low level WC and radiator.

## Utility Room

6'6" x 6'0" (2m x 1.8m)

Window to front aspect and fitted with worktop with space and plumbing for white goods such as washing machine, tumble dryer and fridge freezer.

## Landing

Access to loft space

## Bedroom One

10'7" x 10'0" (3.2m x 3m)

Window to front aspect, fitted wardrobe and radiator.

## Bedroom Two

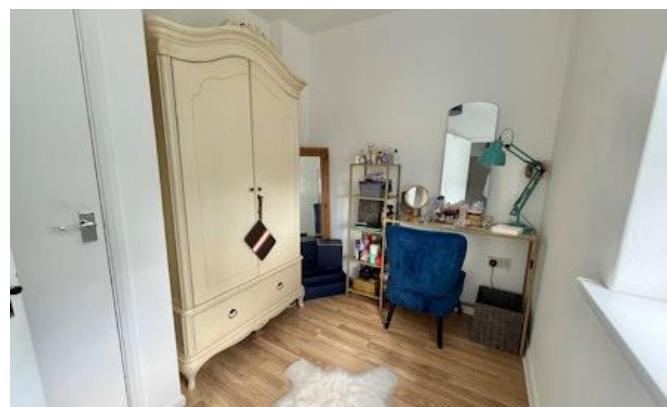
8'9" x 12'4" (2.7m x 3.8m)

Window to front aspect, fitted wardrobe and radiator.

## Bedroom Three

7'9" x 9'6" (2.4m x 2.9m)

Window to rear aspect, storage cupboard and radiator.



## Bathroom

5'5" x 7'0" (1.7m x 2.1m)

Window to rear aspect and fitted with tiles bath with shower over, low level WC, wash hand basin and heated towel rail.

## Outside

To the front there is a gated driveway with room for up to five cars and lawned garden. To the rear of the property there is an enclosed lawned garden with decking area and sheds.

## Agent 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.

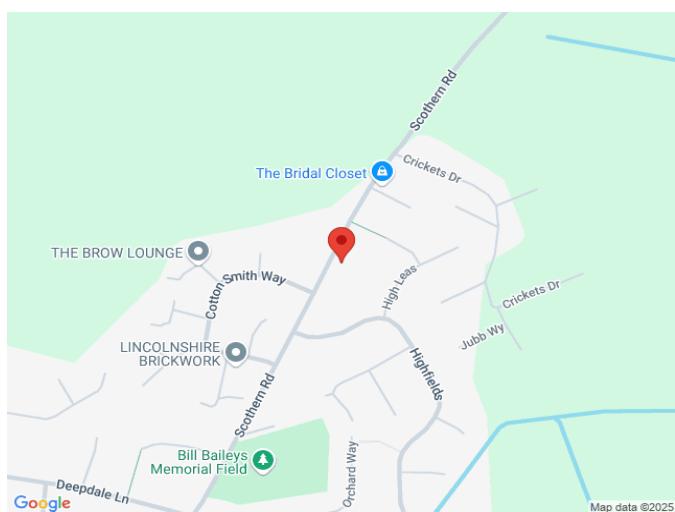


## Floorplan



52 SCOTHERN ROAD, NETTLEHAM LN2 2TX

TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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