




william
h brown
for sale
Lincoln
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Sudbrooke Lane, Nettleham Lincoln LN2 2RN


william
h brown

welcome to

Sudbrooke Lane, Nettleham Lincoln

Early internal viewing is a must for this spacious family home, boasting a spacious plot within the popular village of Nettleham. Benefitting from four bedrooms, multiple reception rooms, generous gardens, ample off road parking, integral garage and more - call us now to view!



Occupying a generous plot within the village of Nettleham is this spacious four bedroom detached home, enjoying local access to a range of village amenities including a convenience store, cafe, GP, bowls club, public house and ample transport links to the city of Lincoln.

The property in brief comprises: entrance hall, living room, dining room, kitchen, utility room, downstairs WC and integral garage to the ground floor. The first floor comprises: four generous bedrooms and family shower room. Outside, this property benefits from a front and rear gardens, driveway to the front providing off road parking for multiple cars and access to the integral garage.

Early internal viewing is strongly recommended to appreciate this property and its location in full!

AGENTS NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Living Room

Dining Room

Kitchen

Utility Room

Downstairs Wc

Garage

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Shower Room



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welcome to

Sudbrooke Lane, Nettleham Lincoln

- FOUR BEDROOM DETACHED FAMILY HOME
- UTILITY + DOWNSTAIRS WC
- POPULAR VILLAGE LOCATION
- AMPLE DRIVEWAY PARKING + INTEGRAL GARAGE
- SPACIOUS FRONT + REAR GARDENS

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LCR124557](https://www.williamhbrown.co.uk/Property/LCR124557)



Property Ref:
LCR124557 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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