



**7 North Street, Nettleham,**  
Lincoln, LN2 2PA



Book a Viewing!

### Offers Over £550,000

Occupying an enviable position in the very heart of the highly desirable and much sought after village of Nettleham, this exquisite Detached Period Cottage showcases impeccably presented, high specification accommodation, seamlessly blending character features with refined contemporary finishes. The beautifully curated interior unfolds to reveal a welcoming Entrance Hall, an elegant Lounge, a formal Dining Room ideal for entertaining, leading onto a stunning Garden Room enjoying tranquil views over the grounds. At the heart of the home lies a quality bespoke Kitchen/Breakfast Room, complemented by a Utility Room, Shower Room, practical Boot Room and a versatile additional reception room/fourth bedroom, currently utilised as a Study. The First Floor offers a Landing leading to three well proportioned and tastefully appointed Bedrooms, served by a sumptuous four piece Family Bathroom finished to an exceptional standard. Set within an established and mature plot extending to approximately 0.15 acres.



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#### SERVICES

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### LOCATION

Nettleham is located approximately four miles North of Lincoln City Centre and has many attractive features such as The Beck and Village Green, around which are local shops, Co-op, public houses and other amenities. There are infant and junior schools in the village, a teacher led nursery within Nettleham Infant School and all grades of schooling are available in Uphill Lincoln and nearby villages.



## ACCOMMODATION

### ENTRANCE HALL

Staircase with inset lighting to the first floor, under stairs storage cupboard, wood effect laminate flooring, double glazed window to the front aspect and radiator.

### DINING ROOM

13' 11" x 11' 11" (4.26m x 3.65m) With multi fuel burner in a decorative fireplace, wood effect laminate flooring, double doors to the garden room, wall lights and two tall radiators.

### GARDEN ROOM

12' 2" x 11' 8" (3.71m x 3.58m) With French doors to the rear garden, four double glazed windows to the side and rear aspects, wood effect laminate flooring with under floor heating and radiator.

### LOUNGE

13' 11" x 11' 11" (4.25m x 3.65m) With multi fuel burner in a decorative fireplace, wood effect laminate flooring, double glazed window to the rear aspect, exposed ceiling beams, wall lights and radiator.

### KITCHEN

17' 1 (max)" x 11' 5 (max)" (5.21m x 3.48m) Fitted with a high quality range of wall and base units with work surfaces over, undermount ceramic 1½ bowl sink with side drainer and mixer tap over, integrated tall fridge and dishwasher, space for Range cooker, tiled splashbacks, wood effect laminate flooring, spotlights, under cabinet lights, exposed ceiling beams, tall radiator, Velux window and two double glazed windows to the front aspect.

### UTILITY ROOM

9' 10" x 6' 10" (3.00m x 2.10m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and freezer, radiator, tiled splashbacks and flooring.

### SHOWER ROOM

6' 10" x 3' 11" (2.10m x 1.20m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC, pedestal wash hand basin, chrome towel radiator, tiled walls and flooring.

### BOOT ROOM

8' 2" x 5' 11" (2.50m x 1.82m) With double glazed window and door to the rear garden, wood effect laminate flooring, spotlights and radiator.





#### STUDY / BEDROOM 4

13' 9" x 8' 4" (4.21m x 2.56m) A versatile reception room currently utilised as a study, with double glazed window to the rear aspect, wood effect laminate flooring, spotlights and radiator. This could make the ideal fourth bedroom.

#### FIRST FLOOR LANDING

With airing cupboard housing the gas fired central heating boiler.

#### BEDROOM 1

13' 11" x 12' 0" (4.26m x 3.67m) With a range of fitted wardrobes, wood effect laminate flooring, double glazed window to the rear aspect, spotlights and radiator.

#### BEDROOM 2

12' 0" x 13' 11" (3.68m x 4.25m) With wood effect laminate flooring, double glazed window to the rear aspect and radiator.

#### BEDROOM 3

10' 11" x 7' 4" (3.35m x 2.25m) With double glazed window to the side aspect, spotlights and radiator.

#### BATHROOM

10' 9" x 7' 3" (3.28m x 2.23m) Fitted with a luxurious four piece suite comprising of freestanding bath tub, shower cubicle, close coupled WC, pedestal wash hand basin, part tiled walls, two radiators, spotlights and double glazed window to the side aspect.

#### OUTSIDE

To the front of the property there is a lawned garden and a block paved driveway providing off street parking. Secure wooden gates lead to a further block paved driveway with additional parking and a single garage. To the rear of the property there is an enclosed garden laid mainly to lawn with patio seating area, mature shrubs, flowerbeds and trees.

#### GARAGE

14' 5" x 9' 11" (4.41m x 3.04m) With an up-and-over door to the front aspect, light and power.

#### STORE

15' 8" x 6' 5" (4.79m x 1.96m) Brick built store with window to the front aspect.

#### WORKSHOP

17' 8" x 8' 7" (5.41m x 2.62m) Brick built workshop with light and power.





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CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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**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.

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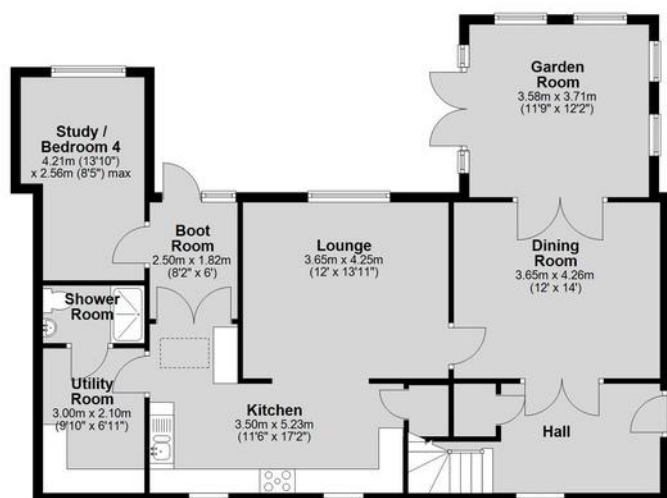
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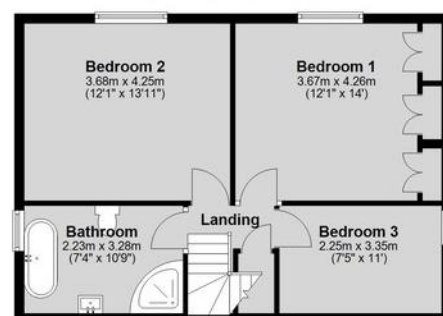
### Ground Floor

Approx. 126.8 sq. metres (1365.2 sq. feet)



### First Floor

Approx. 51.8 sq. metres (557.3 sq. feet)



Total area: approx. 178.6 sq. metres (1922.5 sq. feet)

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**Lincoln**  
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**Market Rasen**  
**LN8 3EH**  
**01673 847487**

**22 King Street**  
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**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 and 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.



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