



Washdyke Lane, Nettleham



OIRO £400,000

- Detached House
- IN NEED OF MODERNISATION
- Four Double Bedrooms
- Three Reception Rooms
- Tandem Garage & Driveway
- Sought After Village Location
- Freehold
- EPC Rating C



A spacious four bedroom detached home situated in the highly sought-after village of Nettleham. Perfectly positioned for village life, the property is within walking distance of an excellent range of local amenities, including a Co-op food store, pharmacy, cafes, traditional pubs, local shops, post office, Community Hub and library, as well as Nettleham Medical Practice. Families are also well catered for, with infant and junior schools, children's play areas and extensive sports facilities available within the village.

The picturesque village centre and Green are close at hand, with popular local establishments including The Plough Inn, The White Hart and Seven Districts Coffee. Nettleham combines a strong village community with excellent access to Lincoln, approximately four miles to the south-west.

The accommodation on offer comprises Entrance Porch, Hallway, Kitchen Diner, Lounge, Dining Room, Snug, Bathroom and Utility to the ground floor. To the first floor there are Four Double Bedrooms with an En-Suite to the master and a Family Bathroom with shower. Externally the property offers a lawned garden and Driveway leading to an integral tandem garage. To the rear of the property there is a lawned garden with patio area.

The property is in need of modernisation through out and benefits from Gas Central Heating and being sold With NO ONWARD CHAIN.



Porch

With entrance door and access to storage.

Hallway

With stairs rising to the first floor.

Lounge

18'7" x 13'10" (5.7m x 4.2m)

With windows to the front and side aspects and fireplace.

Kitchen

13'1" x 11'8" (4m x 3.6m)

With a window to the rear aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, space for dishwasher, oven and hob with extractor and gas fired boiler.

Dining Room

With window to the front aspect.

Snug

With sliding patio doors leading to the rear aspect.

WC

With a window to the rear aspect and low level wc.

Bathroom

With a window to the rear aspect, wash hand basin, panelled bath and airing cupboard with hot water cylinder.

Utility

With windows to the rear and side aspects, base units with worktops over, sink with drainer unit, washing machine and fridge freezer.

Landing

With a window to the front aspect and stairs to the ground floor.

Bedroom One

16'0" x 14'0" (4.9m x 4.3m)

With a window to the front aspect, fitted wardrobe and access to the en-suite.

En-Suite

7'6" x 5'4" (2.3m x 1.6m)

With a window to the side aspect, fitted with a low level wc, wash hand basin and shower.

Bedroom Two

12'7" x 11'0" (3.8m x 3.4m)

With windows to the front and side aspects.

Bedroom Three

10'0" x 9'1" (3m x 2.8m)

With a window to the rear aspect and access to storage.

Bedroom Four

12'0" x 9'2" (3.7m x 2.8m)

With fitted wardrobes.

Shower Room

6'2" x 4'4" (1.9m x 1.3m)

With a window to the rear aspect, fitted with a low level wc, wash hand basin and shower.

Garage

33'5" x 9'0" (10.2m x 2.7m)

With up and over door to the front aspect, personal door to the rear aspect and access to storage.

Outside

To the front of the property is a lawned garden and driveway leading to the garage. To the rear of the property there is an enclosed lawned garden with patio area.

Agents Note

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Floorplan

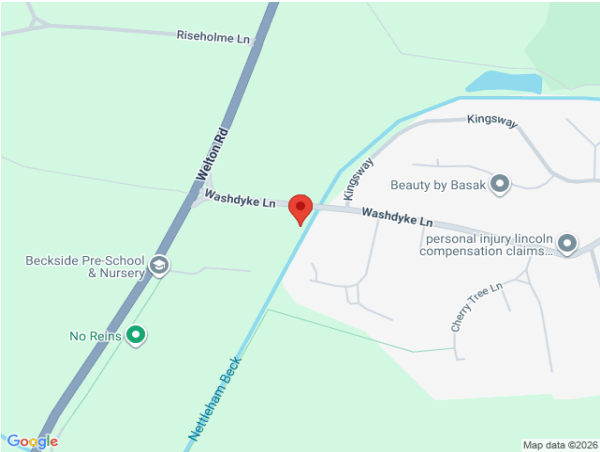


FLOORPLAN

TOTAL FLOOR AREA : 2149 sq.ft. (199.7 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	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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