



**10 Deepdale Lane, Nettleham,
Lincoln, LN2 2LT**



Book a Viewing!

£340,000

Situated just a stone's throw from the centre of the highly sought after village of Nettleham, this much improved and thoughtfully extended three bedroom semi-detached home offers beautifully presented and versatile living accommodation throughout. The property comprises an entrance hall, a cosy lounge featuring an open fire and a superb open plan living kitchen diner that has been recently refitted to a high standard, creating a fantastic space for both everyday family life and entertaining. There is also a practical utility room and a cloakroom/WC to the ground floor. To the first floor, the landing leads to three well-appointed bedrooms and a modern family bathroom. Outside, the property is set back behind a front garden with a generous driveway providing ample off street parking. To the rear there is a generous enclosed garden, ideal for families and outdoor enjoyment. Viewing of this fine family home is highly recommended to fully appreciate the standard of accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

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

With staircase to the first floor, double glazed window to the front aspect, click vinyl flooring and cloaks cupboard.

LOUNGE

17' 5" x 13' 10" (5.31m x 4.22m) With double glazed window to the front aspect, open fire set within a feature fireplace and two radiators.

OPEN PLAN LIVING KITCHEN DINER

26' 1" x 22' 1" (7.97m x 6.75m) A fantastic open plan kitchen, living and dining space. The kitchen is newly fitted to a high standard and designed perfectly for modern family living and entertaining. The kitchen is fitted with a stylish range of wall and base units with complementary work surfaces over, incorporating a 1 ½ bowl sink with side drainer and mixer tap, an eye level electric oven, five ring gas hob with extractor fan over, integrated fridge and dishwasher and a central Island with breakfast bar providing additional preparation space and informal seating. Further benefits include tiled splashbacks, inset spotlights and a useful walk-in pantry storage cupboard. The open plan living and dining areas are flooded with natural light, featuring two sets of double glazed French doors opening onto the rear garden, a double glazed window to the side aspect, underfloor heating and an impressive roof lantern. Click vinyl flooring flows throughout, complemented by spotlights and a radiator, creating a bright and welcoming family space.



UTILITY ROOM

10' 10" x 9' 4" (3.32m x 2.85m) With spaces for a washing machine and tumble drier, double glazed window to the front aspect, vinyl flooring, radiator and door to the rear garden.

CLOAKROOM/WC

With close coupled WC, wall mounted gas fired central heating boiler, radiator, vinyl flooring and double glazed window to the side aspect.

FIRST FLOOR LANDING

With double glazed window to the front aspect and radiator.

BEDROOM 1

13' 10" x 9' 11" (4.22m x 3.03m) With double glazed window to the rear aspect and radiator.





BEDROOM 2

11' 0" x 9' 11" (3.37m x 3.03m) With double glazed window to the rear aspect, radiator and access to eaves storage room.

BEDROOM 3

10' 3" x 7' 1" (3.14m x 2.18m) With double glazed window to the front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled splashbacks, tall radiator and double glazed window to the front aspect.



OUTSIDE

To the front of the property there is a lawned garden set behind privacy hedging. There is a driveway providing off street parking for multiple vehicles. To the rear of the property there is a generous enclosed garden laid mainly to lawn with patio seating area with pergola over, garden shed, mature shrubs and trees.

WEB SITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

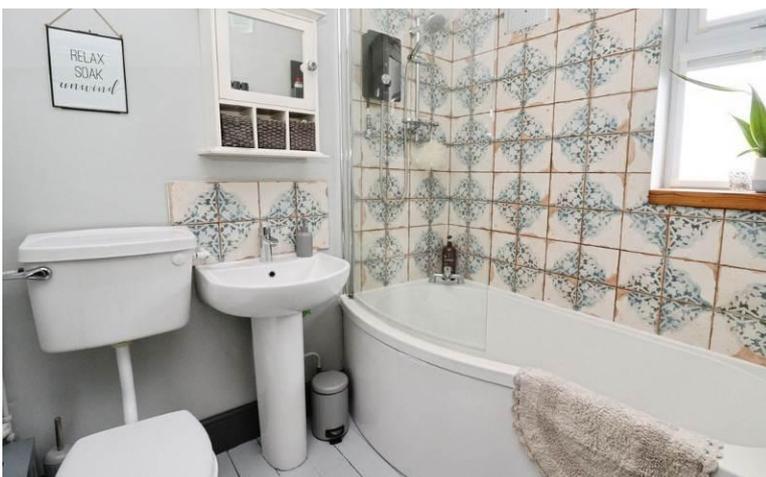
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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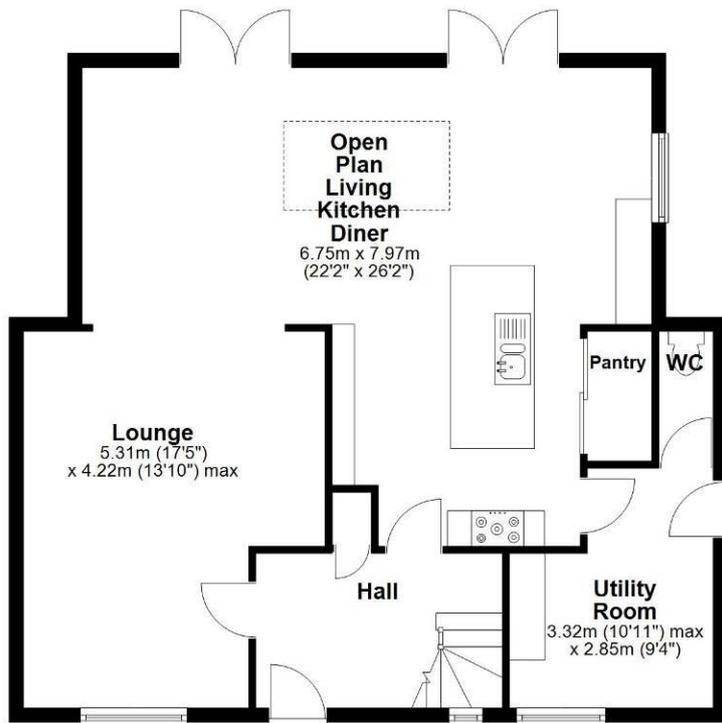
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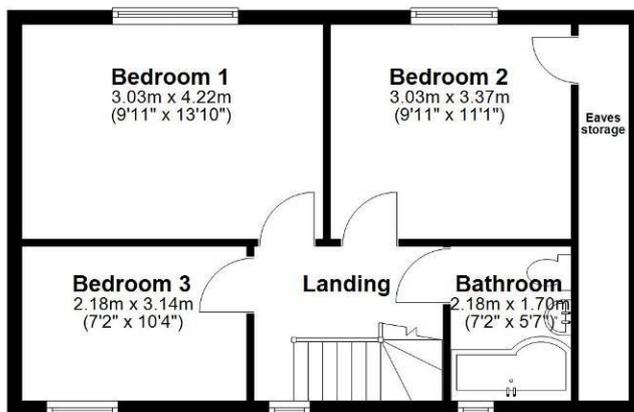
Ground Floor

Approx. 80.7 sq. metres (868.3 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



Total area: approx. 125.8 sq. metres (1354.0 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

10 Deepdale Lane

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
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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