

15 The Green,

Nettleham, LN2 2NR

Book a Viewing!

£485,000

Beautifully Renovated and Extended Detached Cottage occupying a prime position on The Green in the heart of Nettleham. A property full of character, charm and surprisingly spacious accommodation, this stunning home has been significantly improved and extended by the current owners to create a superb blend of period features and modern living. Highlights include the impressive sun room extension with vaulted ceiling and bi-fold doors, three double bedrooms, versatile attic room, en-suite facilities and a substantial garage. Rarely do homes combine such character, quality and village centre convenience so successfully. The accommodation comprises of a Kitchen/Diner, Lounge, Sun Room, Utility Room, WC, Shower Room, Three Double Bedrooms, En-suite Shower Room, Family Bathroom, Attic Room, garage and gardens.





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LOCATION

Occupying an enviable position on The Green in the heart of Nettleham, this property places some of the village's most popular amenities quite literally on the doorstep. Widely regarded as one of Lincolnshire's most sought after villages, Nettleham offers an excellent blend of village charm, community spirit and day-to-day convenience.

Within easy walking distance are a range of amenities including the Co-op Food Store, Post Office, traditional public houses, cafés, takeaways including the village fish and chip shop, St Peter & St Paul Church, library and doctors' surgery. The village also benefits from regular bus services providing convenient access into Lincoln City Centre and the wider surrounding area.

Families are particularly well catered for with Nettleham Infant School and Nettleham Junior School both nearby, whilst the property falls within the catchment area of the highly regarded William Farr Church of England Comprehensive School. Combining a prime village Centre setting with excellent amenities and schooling, The Green remains one of the most desirable addresses within the village.









ACCOMMODATION

KITCHEN/DINER
17' 1" x 13' 1" (5.21m x 3.99m) Fitted with a comprehensive range of contemporary wall and base units, quality work surfaces, tiled flooring, Rangemaster style cooker, Belfast sink, integrated dishwasher and integrated microwave, windows overlooking both The Green and the rear garden, UPVC door provides direct garden access and ample space for a family dining table.

LOUNGE
17' 1" x 13' 11" (5.21m x 4.24m) A wonderfully characterful reception room positioned to the front of the property, enjoying attractive views across The Green.
A feature log-burning stove with mantel surround, glazed panelled doors and matching side windows and access to the impressive sun room extension.

SUN ROOM
20' 8" x 11' 8" (6.3m x 3.56m) This stunning extension benefits from bi-fold doors opening onto the garden, two Velux style roof windows, vaulted ceiling, exposed beams and exposed brickwork, a second log burning stove and upright contemporary radiator.

UTILITY ROOM
Fitted with additional storage cupboards, work surfaces and sink unit, space and plumbing for both a washing machine and tumble dryer, side facing UPVC window, a door provides direct internal access into the garage.

CLOAKROOM/WC
Fitted with a built-in concealed cistern WC and wash hand basin, tiled flooring and tiled splashbacks.

SHOWER ROOM
Fitted with a shower cubicle, wash hand basin and WC, lino flooring and contemporary fittings.

FIRST FLOOR LANDING
With access to the first floor accommodation and a second staircase rises to the top floor rooms. A window overlooks Nettleham Green.

BEDROOM 1
17' 1" x 14 max' (5.21m x 4.27m) With dual aspect windows to the front and rear elevations, radiator and access to the en-suite shower room.

EN-SUITE SHOWER ROOM
Accessed via a sliding door and fitted with a stylish suite comprising shower cubicle, radiator, WC and wash hand basin, tiled flooring and tiled splashbacks.









BEDROOM 3
11' x 9' 1" (3.35m x 2.77m) A comfortable double bedroom with window to the rear aspect overlooking the garden and radiator.

BATHROOM
Fitted with a contemporary suite comprising bath with mains shower over, integrated WC and wash hand basin set within vanity storage, tiled flooring, tiled splashbacks and a frosted UPVC to the rear elevation.

BEDROOM 2
17 max' x 12' 1 max" (5.18m x 3.68m) Occupying the top floor, this impressive double bedroom enjoys a high degree of privacy and benefits from a Velux-style roof window and radiator.

ATTIC ROOM
13' 8" x 12' 1" (4.17m x 3.68m) A substantial additional room offering excellent versatility and valuable extra accommodation. The room has both velux style window and radiator.

OUTSIDE
The outside space perfectly complements the accommodation, creating a seamless connection between the home and garden.

Directly accessed from the stunning sun room extension via the bi-fold doors, the garden provides an excellent environment for both entertaining and relaxing. A patio seating area creates an ideal spot for outdoor dining, whilst secure boundaries provide privacy and security.

Further benefits include driveway parking, an outside tap and access to the garage. The overall setting successfully combines period cottage charm with modern family living.

GARAGE
17' 2" x 15' 3" (5.23m x 4.65m) With an electric door, pedestrian access door, EV charging point and additional storage space.









KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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.

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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

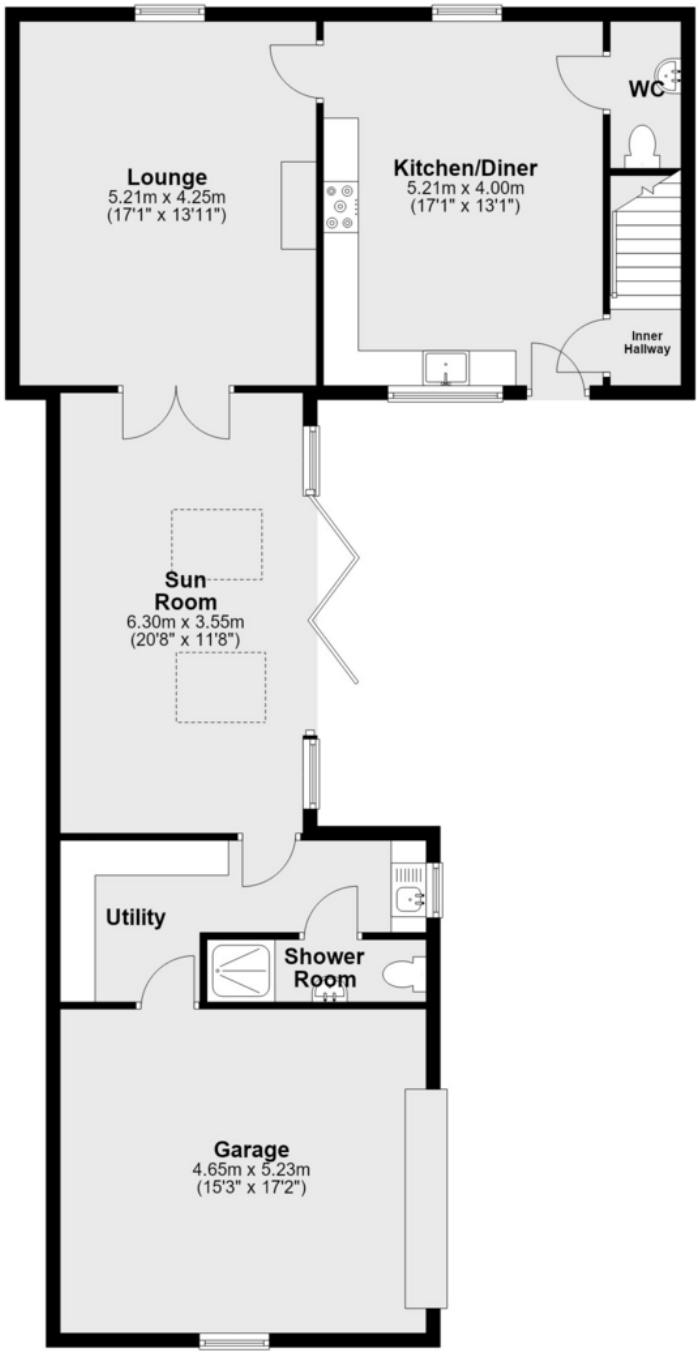
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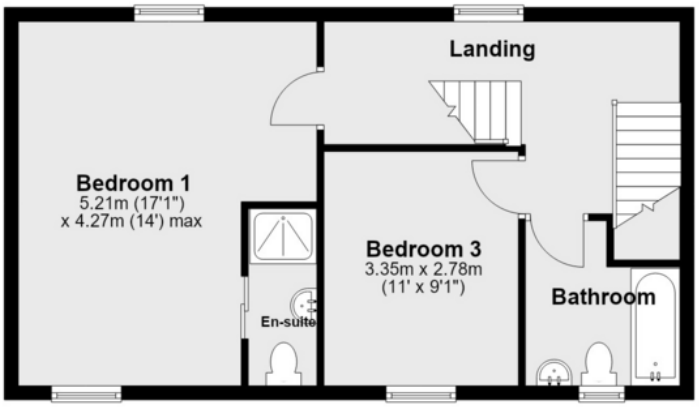
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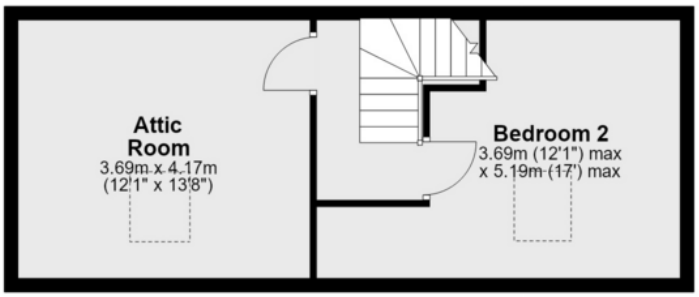
Ground Floor



First Floor



Second Floor



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Plan produced using PlanUp.

15 The Green, Nettleham

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

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