



Highfields, Nettleham



**OIRO £250,000**

- Detached Bungalow
- Three Bedrooms
- Garage and Driveway
- Popular Location
- Sought After Village
- GCH & uPVC Double Glazing
- Tenure: Freehold
- EPC Rating D



Three Bedroom Detached Bungalow in the highly sought-after village of Nettleham. Perfectly positioned within easy walking distance of the heart of the village. This well presented home enjoys convenient access to an excellent range of local amenities including a Co-op, Post Office, pharmacy, doctors surgery, cafes, pubs, independent shops, Community Hub and Library.

The accommodation on offer comprises Entrance Porch, Hall, Kitchen, Lounge Diner, Shower Room, Three Bedrooms and Conservatory. Externally the property offers a lawned garden, driveway with space for three cars leading to a single garage. To the rear of the property there is an enclosed lawned garden with patio area.

The village has picturesque village walks and is within walking distance of the highly regarded Nettleham Nursery & Infant school and Nettleham Church of England Junior school, with excellent secondary schooling available nearby in Welton, Cherry Willingham and Lincoln.

#### Porch

With entrance door.

#### Entrance Hall

With access to the porch and storage cupboard.



## Kitchen

10'7" x 7'4" (3.2m x 2.2m)

With a window to the front aspect. Fitted with a range of wall and base units with worktops over, sink with drainer unit, oven, hob and space for washing machine.

## Lounge Diner

15'9" x 13'9" (4.8m x 4.2m)

With a bay window to the front aspect and radiator.

## Conservatory

9'10" x 7'6" (3m x 2.3m)

With windows to all aspect and patio doors leading to the rear garden.

## Bedroom One

12'10" x 9'11" (3.9m x 3m)

With a window to the rear aspect and radiator.

## Bedroom Two

10'3" x 7'10" (3.1m x 2.4m)

With a window to the rear aspect and radiator.

## Bedroom Three

9'9" x 6'5" (3m x 2m)

With sliding doors leading to the conservatory and radiator.



### Shower Room

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

### Outside

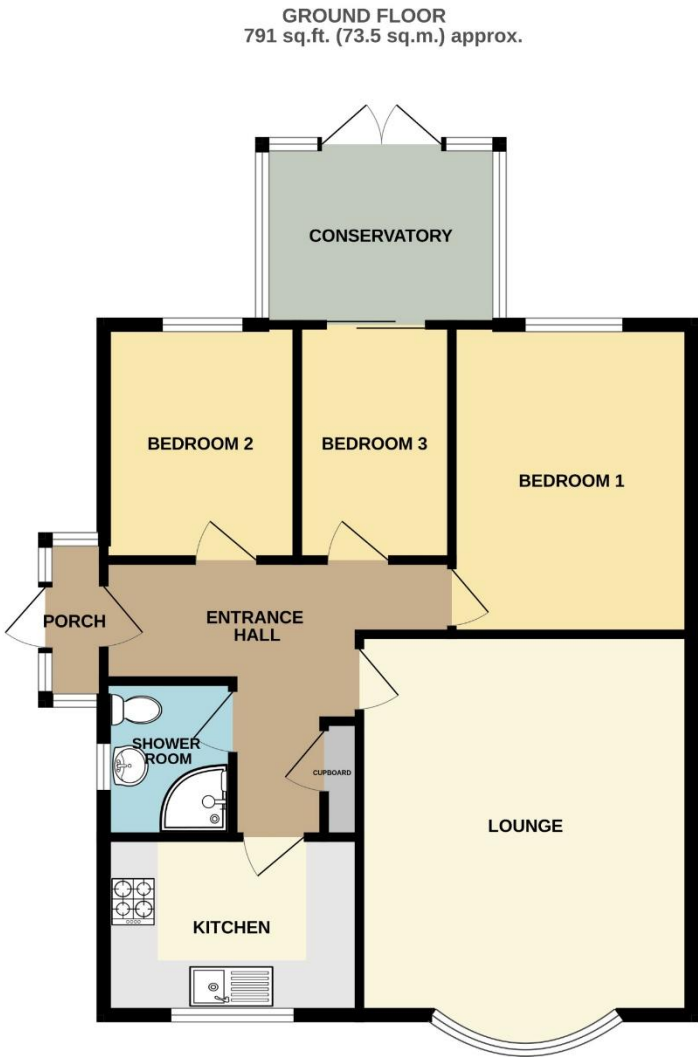
To the front of the property is a lawned garden and driveway leading to the car port.  
To the rear is an enclosed garden mostly laid to lawn with patio and mature shrubs.

### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

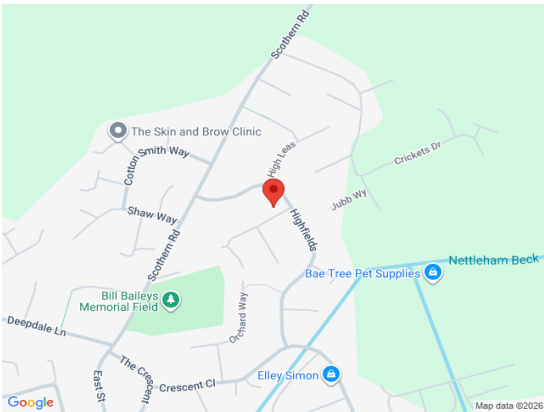


HIGHFIELDS, NETTLEHAM, LN2 2SZ

TOTAL FLOOR AREA : 791 sq.ft. (73.5 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             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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