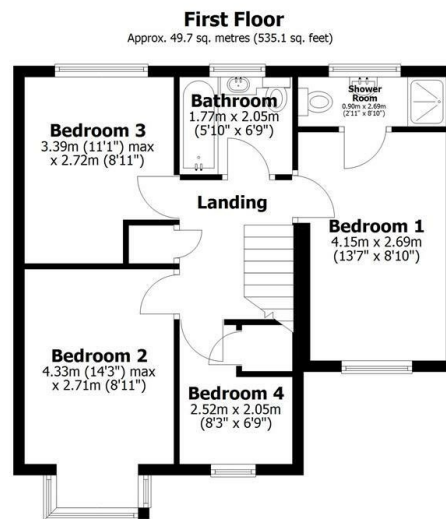
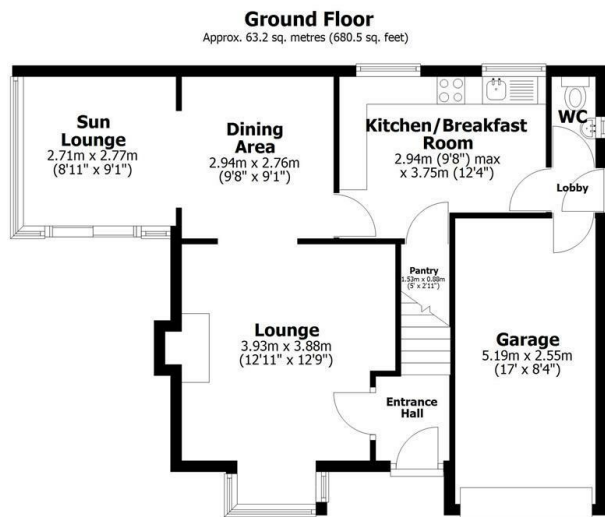




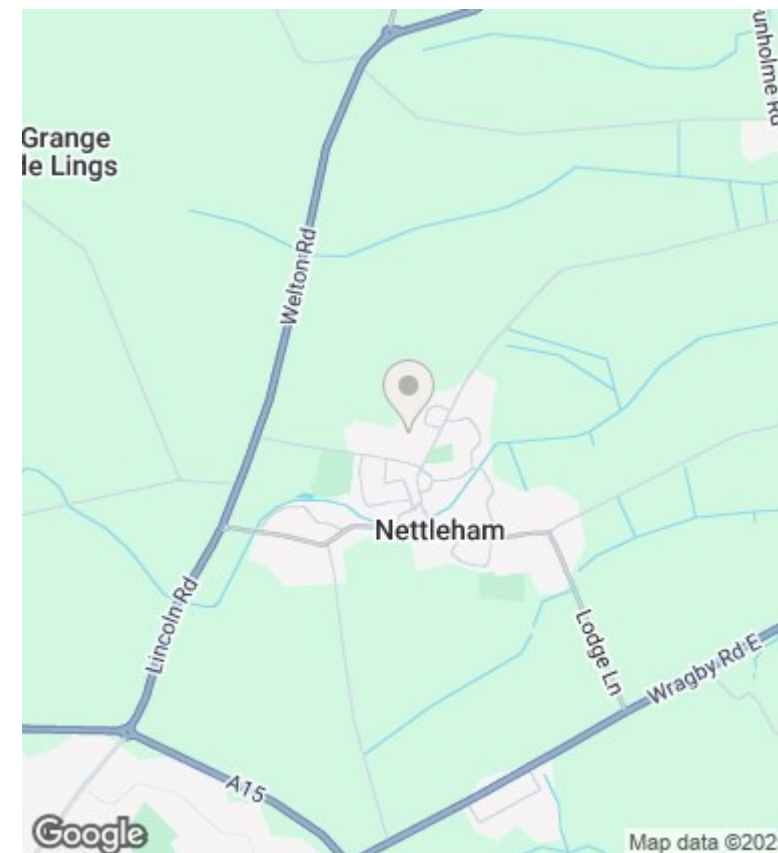
## 20 Shaw Way, Nettleham, Lincoln, LN2 2XS

Asking Price £340,000

- Four Bedroom Detached House
- Fully Fitted Kitchen
- Downstairs Cloakroom
- EPC TBC
- Open Plan Ground Floor Living Area
- En-suite to Master and Family Bathroom
- Integral Garage/Utility Room
- Sun Room
- Close to Amenities
- Council Tax Band D



Total area: approx. 112.9 sq. metres (1215.6 sq. feet)



## Directions

## Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

## Council Tax Band

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	