



3 Highfields

Nettleham, Lincoln, LN2 2ST



Book a Viewing!

£365,000

Situated in the highly desirable village of Nettleham, this immaculate three bedroom detached bungalow has been thoughtfully and extensively improved by the current owners to offer beautifully presented, high specification accommodation throughout. The property comprises an entrance porch leading into a welcoming hallway, a bright and spacious lounge with an attractive bay window, a stylish refitted kitchen finished to a contemporary standard and a delightful conservatory overlooking the garden. There are three well proportioned bedrooms and a modern refitted shower room. Outside, the property benefits from a generous block paved driveway providing ample off street parking, a single garage, a neat front garden and an enclosed, established rear garden. Viewing is essential to fully appreciate the quality and finish on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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 PORCH

With double glazed window to the front aspect.

HALL

With storage cupboard housing the gas fired central heating boiler, a second large storage cupboard, radiator, loft access point to a partially boarded loft with lighting and a fitted ladder.

LOUNGE

16' 10" x 10' 11" (5.14m x 3.34m) With double glazed bay window to the front and radiator.

KITCHEN

16' 1" x 8' 0" (4.91m x 2.46m) Newly fitted with a high specification range of wall and base units with work surfaces over, 1 ½ bowl sink with side drainer and mixer tap over, integrated fridge freezer, dishwasher and washing machine, eye level electric oven, induction hob with extractor fan over, space for microwave, tiled splashbacks, spotlights, door to the side and double glazed window to the side aspect.

BEDROOM 1

12' 4" x 10' 4" (3.77m x 3.16m) With double glazed window to the rear aspect, a range of fitted wardrobes and radiator.

BEDROOM 2

10' 6" x 8' 5" (3.22m x 2.58m) With double glazed window to the rear aspect, a range of fitted wardrobes and radiator.

BEDROOM 3

10' 2" x 6' 8" (3.11m x 2.04m) With double glazed sliding patio doors to the conservatory and radiator.

CONSERVATORY

8' 10" x 8' 7" (2.71m x 2.63m) With double glazed door to the garden, roof lantern, tiled flooring and spotlights.

SHOWER ROOM

Newly fitted with a stylish three piece suite comprising of walk in shower cubicle with rainfall shower and glass screen, close coupled WC and wash hand basin in a vanity style unit with storage beneath, fully tiled walls, chrome towel radiator, spotlights and two double glazed windows to the side aspect.

OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for several vehicles and giving access to the integral garage with a gravelled area and established borders. To the rear of the property there is a paved seating area, lawned garden with flower beds, mature shrubs and Summer House.

GARAGE

With an electric roller shutter door to the front, door to the rear, power and lighting.





WEBSITE

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CWH, J Walter and Callum Lyman 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.

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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 roughly checked.

GENERAL

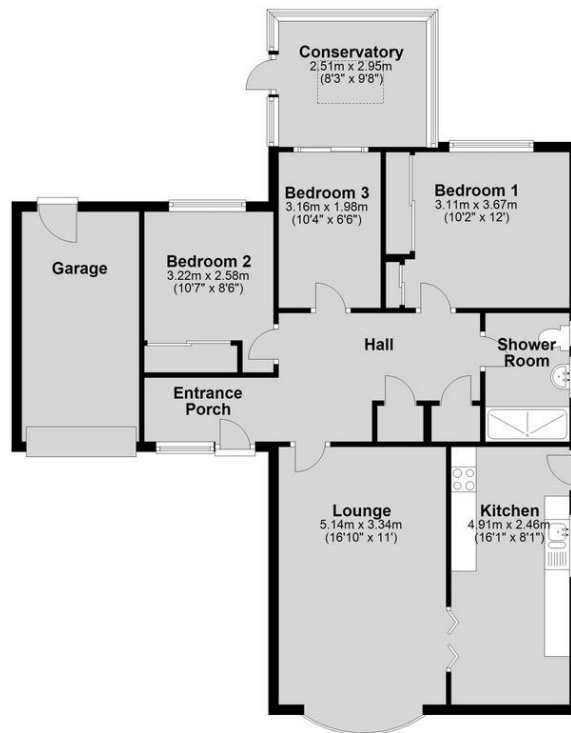
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Ground Floor

Approx. 96.2 sq. metres (1035.2 sq. feet)



Total area: approx. 96.2 sq. metres (1035.2 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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.

