



Willowfield Avenue, Nettleham



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OIRO £265,000

- Detached Bungalow
- Three Bedrooms
- Popular Village Location
- NO ONWARD CHAIN
- uPVC & Gas Central Heating
- Tandem Garage
- Freehold
- EPC rating C



Well presented and spacious Three Bedroom Detached Bungalow. Located in the highly sought after village of Nettleham. Perfectly positioned within walking distance of the local Co-op, Schools, Doctors, Bus Stops and other amenities.

The property benefits from Gas Central Heating, uPVC Double Glazing and being sold with NO ONWARD CHAIN.

The accommodation comprises Entrance Hall, Lounge Diner, Kitchen, Three Bedrooms and Shower Room. Externally the property offers lawned garden and driveway leading to a tandem garage to the front and to the rear of the property there is a lawned garden with garden room and patio.

Entrance Hall

External door to front aspect, two storage cupboards and access to roof space.

Lounge Diner

5.82m x 4.2m (19'1" x 13'10")

Windows to front and side aspect, feature fireplace and radiator.



Kitchen

9'0" x 10'10" (2.7m x 3.3m)

Window to rear aspect and external door to side aspect. Fitted with a range of wall and base units with worktops over, sink with drainer, single electric oven, built in microwave oven, five burner gas hob with extractor over, integrated dishwasher, washing machine and fridge freezer and radiator.

Bedroom One

3.13m x 3.42m (10'4" x 11'2")

Window to front aspect, fitted wardrobes and radiator.

Bedroom Two

3.15m x 3.42m (10'4" x 11'2")

Window to rear aspect and radiator.

Bedroom Three

2.24m x 2.59m (7'4" x 8'6")

Window to rear aspect and radiator.

Shower Room

1.6m x 2.19m (5'2" x 7'2")

Window to side aspect and fitted with corner shower unit, low level WC, wash hand basin, radiator and extractor.

Outside

To the front of the property there is a lawned garden and driveway leading to a detached tandem garage. To the rear of the property there is an enclosed lawned garden with a lean to garden room.

Tandem Garage

29'6" x 8'1" (9m x 2.5m)

Electric roller door, window to rear aspect, personal door to side aspect, power and lighting.

Agent Note

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Floorplan

GROUND FLOOR



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		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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