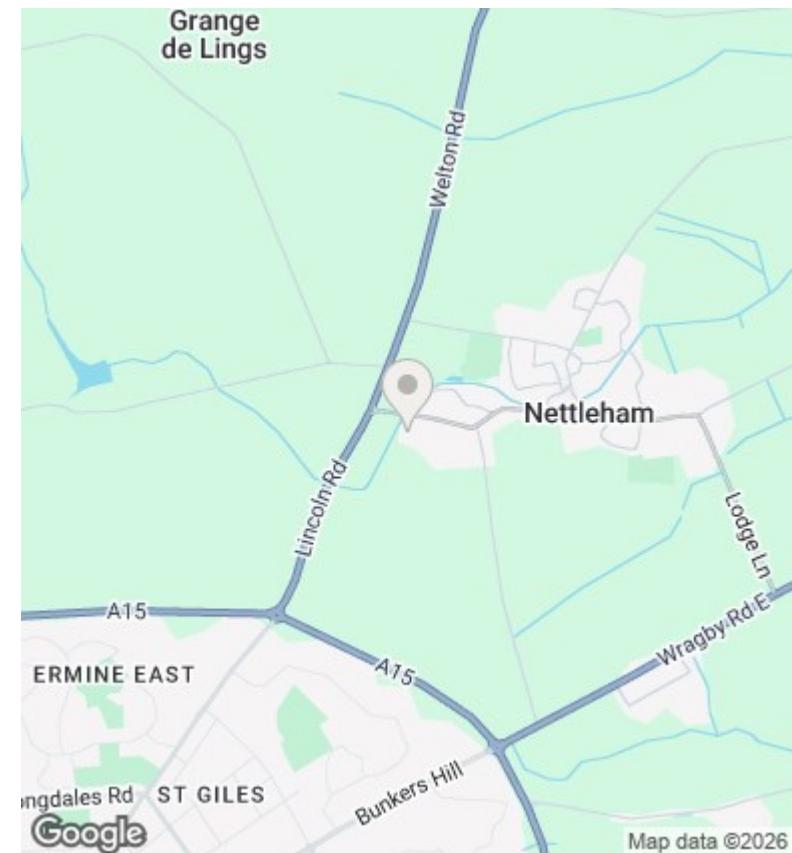
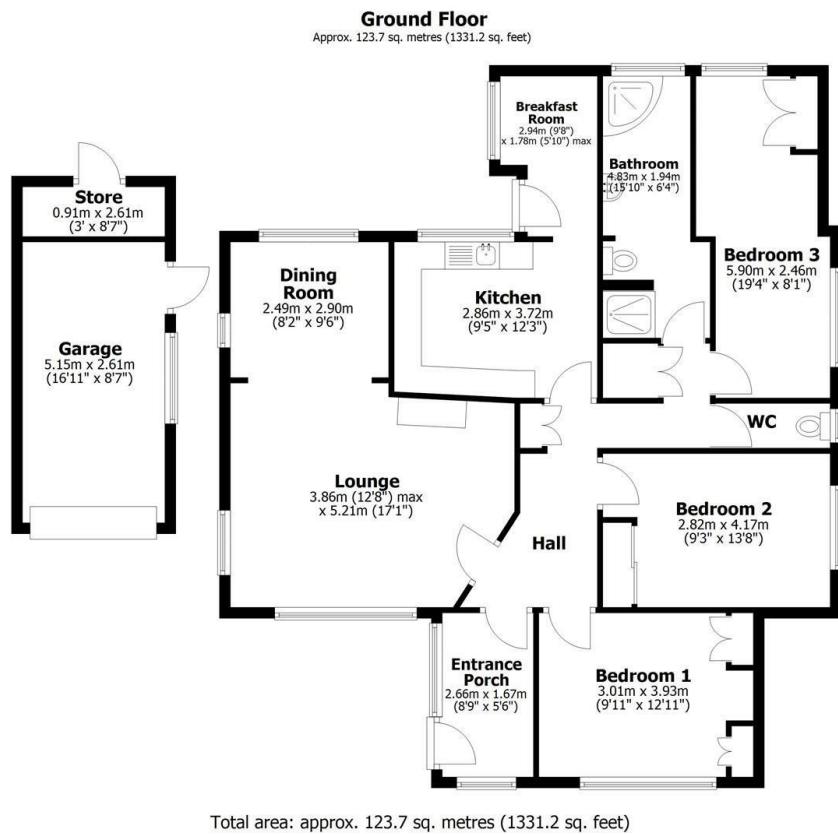




## 31 Cliff Avenue, Nettleham, Lincoln, LN2 2PU

Asking Price £380,000

- Three Bedroom Detached Bungalow
- Potential for further extension if required
- Elevated Cul de Sac Location
- EPC Rating D
- Two Reception Rooms
- Extensive Gardens to the Front and Rear
- Central Village location, close to a number of amenities
- Large Family Bathroom and Separate WC
- Driveway Parking for a number of vehicles and Single Garage
- Council Tax Band D



## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	63
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC