



**9 Cotton Smith Way,
Nettleham, LN2 2XT**



Book a Viewing!

£255,000

An immaculately presented Three Bedroom Semi-Detached Home, beautifully maintained and improved by the current owners, positioned within the highly sought after village of Nettleham. The property offers modern and stylish living throughout, featuring a contemporary fitted Kitchen and Bathroom, well proportioned Accommodation and a private rear garden. Further benefitting from driveway parking, garage and EV charger, this is an ideal turn-key home ready to move straight into. The accommodation comprises of an Entrance Hallway, Lounge opening into a Dining Area and Kitchen. To the First Floor there are Three Bedrooms and a Family Bathroom.





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.



ACCOMODATION

ENTRANCE HALL

With stairs rising to the first floor, radiator and access into the lounge.

LOUNGE

13' 8" x 10' 10" (4.17m x 3.3m) A spacious front facing reception room with UPVC double glazed bay-style window, radiator, understairs storage cupboard and laminate flooring flowing through into the dining area.

DINING AREA

8' 2" x 8' 1" (2.49m x 2.46m) Opening directly from the lounge, with laminate flooring, radiator and space for a family dining table. Sliding UPVC doors provide access to the rear garden, creating a seamless indoor-outdoor flow.

KITCHEN

8' 2" x 5' 10" (2.49m x 1.78m) A modern fitted kitchen comprising of a range of wall and base units with work surfaces over, incorporating a stainless steel sink with mixer tap, electric oven with gas hob and extractor over, integrated fridge and space for washing machine. With tiled splashbacks, laminate flooring, wall-mounted gas combi boiler and UPVC double glazed window overlooking the rear garden.



FIRST FLOOR LANDING

With access to all three bedrooms, loft void and built-in over stairs storage cupboard.

BEDROOM 1

11' 9" x 8' 0" (3.58m x 2.44m) A front facing double bedroom with with UPVC double glazed bay-style window and radiator.

BEDROOM 2

10' 1" x 8' 0" (3.07m x 2.44m) A rear facing double bedroom with radiator and UPVC double glazed window overlooking the garden.



BEDROOM 3

8' 4" x 5' 11" (2.54m x 1.8m) A versatile third bedroom, currently utilised as a home office, suitable as a nursery or guest room, with UPVC double glazed window to the front aspect and radiator.

BATHROOM

A modern three piece suite comprising of a bath with electric shower over, WC and wash hand basin with vanity storage. Finished with tiled splashbacks, luxury vinyl tile flooring, chrome heated towel rail, extractor and frosted UPVC double glazed window to the rear aspect.





OUTSIDE

To the rear, there is a securely enclosed garden mainly laid to lawn, complemented by a separate seating area, mature borders and a garden shed. The space is well maintained and ideal for both relaxing and entertaining, with side gate access and an outside tap.

To the front, the property benefits from a lawned garden with a paved pathway leading to the entrance, alongside a driveway providing off-street parking, access to the garage and an EV charging point.

GARAGE

17' x 8' 3" (5.18m x 2.51m) A single garage fitted with a manual up-and-over door, with power and lighting.



WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gison Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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 thoroughly checked.

GENERAL

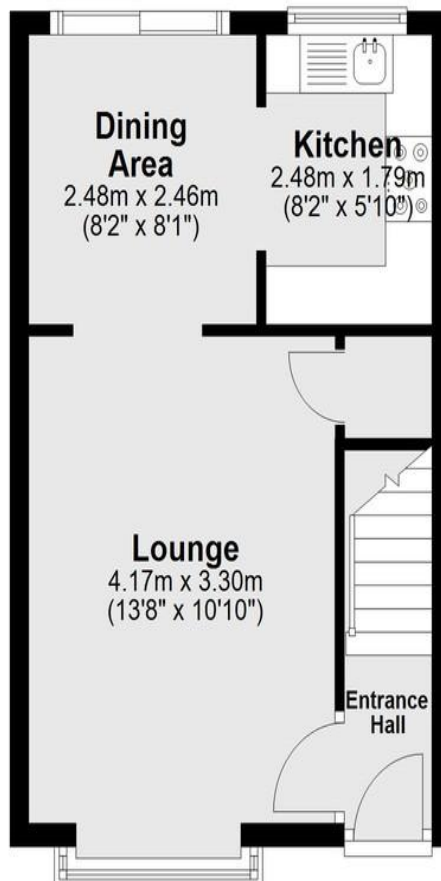
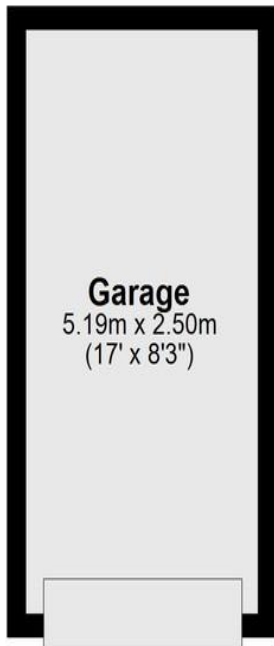
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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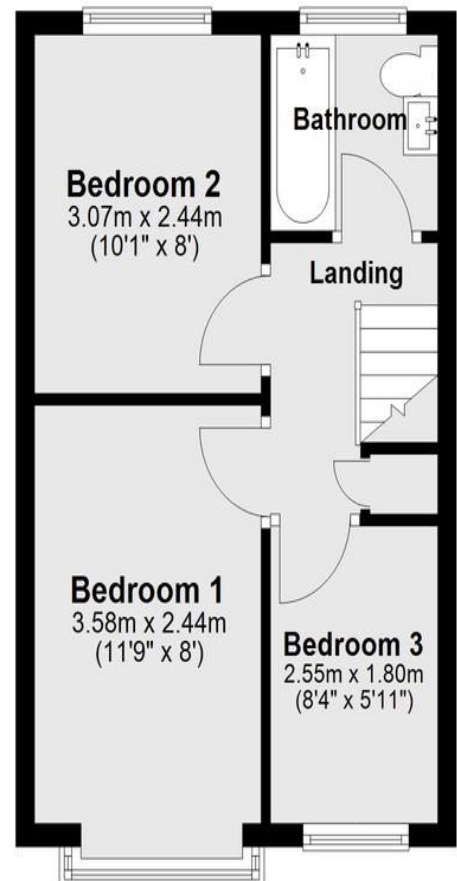
Ground Floor

Approx. 29.6 sq. metres (318.6 sq. feet)
(excluding Garage)



First Floor

Approx. 29.7 sq. metres (319.6 sq. feet)



Total area: approx. 59.3 sq. metres (638.2 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 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.



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