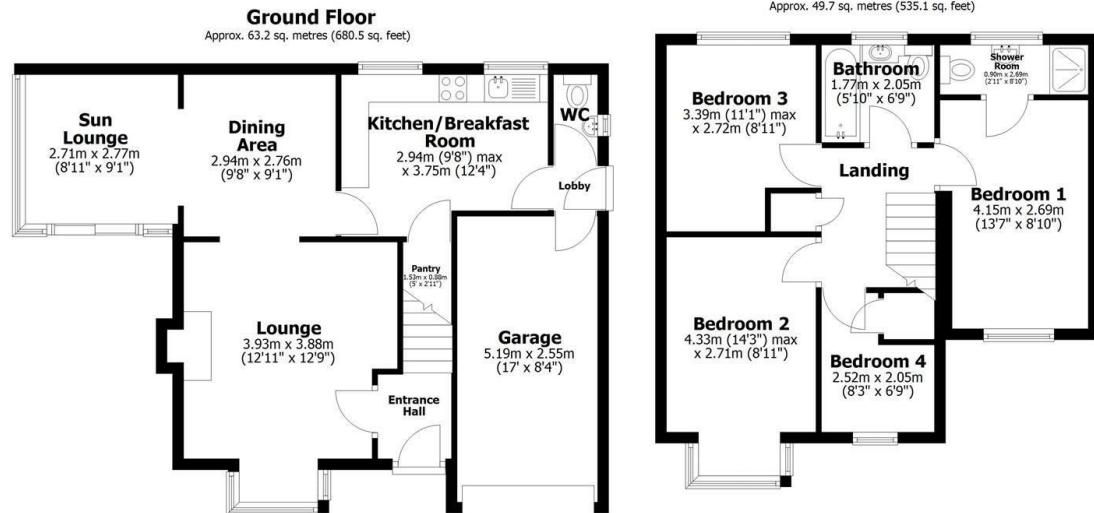




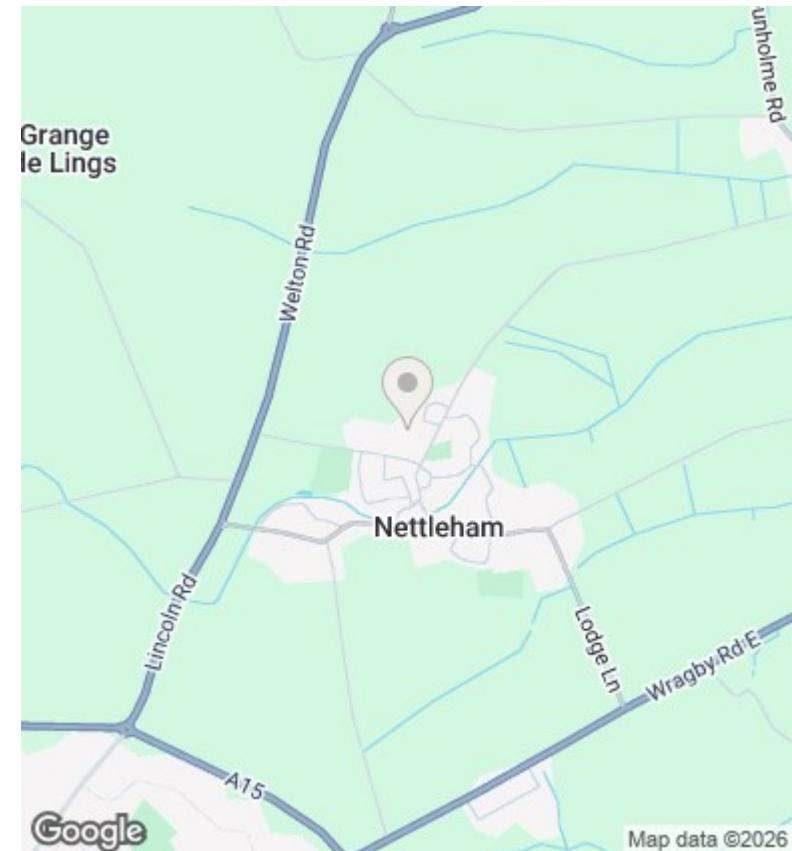
## 20 Shaw Way, Nettleham, Lincoln, LN2 2XS

Asking Price £340,000

- Four Bedroom Detached House
- Fully Fitted Kitchen
- Downstairs Cloakroom
- EPC C
- 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

C

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	78
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC