



1 Lysterfield End  
Nettleham, Lincoln

BROWN & CO







# 1 Lysterfield End, Nettleham, Lincoln, LN2 2GL

A substantial detached family home with accommodation in excess of 3,100 sq.ft located in the highly sought after village of Nettleham and enjoying open field views.

The property benefits from high quality accommodation throughout comprising of an entrance hall, WC, stunning open-plan living kitchen with utility and boot room, and family room to ground floor, master bedroom with walk in wardrobe and en suite, three further bedrooms (two with en-suite) and family bathroom to first floor, and a further double bedroom with en-suite to the second floor.

Outside the property is approached via a block paved driveway with ample off street parking which leads to an integral double garage. There is a detached home office with kitchen and WC facilities. Whilst to the side and rear is a generous garden consisting of a raised patio area which wraps around the rear and side of the property and steps down to a lawn, and an allotment area.



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Front entrance door, stairs rising to first floor, tiled flooring.

### WC

WC, wash basin.

### Living Kitchen

With bi-folding doors opening onto a raised patio, wood burning stove, high quality fitted kitchen with central island, storage units, worktops, a range of integrated NEFF appliances including dishwasher, tall fridge and freezer, induction hob with extractor, four ovens including steamer and microwave, and wine fridge.

### Boot Room

Entrance door to side.

### Utility

Rear entrance door, sink, space for further appliances.

### Family Room

Dual aspect windows to front and rear, wood burning stove inset to brick fireplace.

### First Floor

#### Landing

Double glazed window to front, airing cupboard, stairs rising to second floor, radiator.

### Bedroom One

French doors with Juliet balcony to rear, walk in wardrobe, radiator.

### En Suite

Double glazed window to side, WC, vanity wash basin, bath tub, shower cubicle.

### Bedroom Three

Double glazed window to rear, built in wardrobe, radiator.

### En Suite

Double glazed window to side, vanity wash basin, WC, shower cubicle.

### Bedroom Four

Double glazed windows to front and side, built in wardrobe, radiator.

### Bedroom Five

Double glazed window to front, built in wardrobe, radiator.

### Bathroom

Double glazed window to rear, WC, vanity wash basin, bath tub, shower cubicle, heated towel rail.

### Second Floor

#### Bedroom Two

French doors with Juliet balcony to rear, Velux window, built in cupboard, radiator.

### En Suite

Velux window, WC, vanity wash basin, shower cubicle.

### Outside

The property is accessed via a block paved driveway providing parking for several vehicles and leads to an integral double garage.

To the side and rear is a generous garden with a large elevated patio wrapping around the side and rear of the property which steps down to a lawn with decorative borders. There is also an allotment, log store, garden shed along with a detached home office which has its own WC and kitchen facilities.







TENURE & POSSESSION  
Freehold and for sale by private treaty.

COUNCIL TAX  
Band F

MOBILE  
We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone.

BROADBAND  
We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK  
Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE  
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT  
James Drabble  
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9/18/24, 10:42 AM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

1, Lysterfield End  
Neatherham  
LINCOLN  
LN2 2GL

Energy rating  
**B**

Valid until:  
12 February 2030

Certificate number:  
9478-4021-7352-6890-1234

Property type  
Detached house

Total floor area  
254 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	66 B	69 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/9478-4021-7352-6890-1234?print=true>

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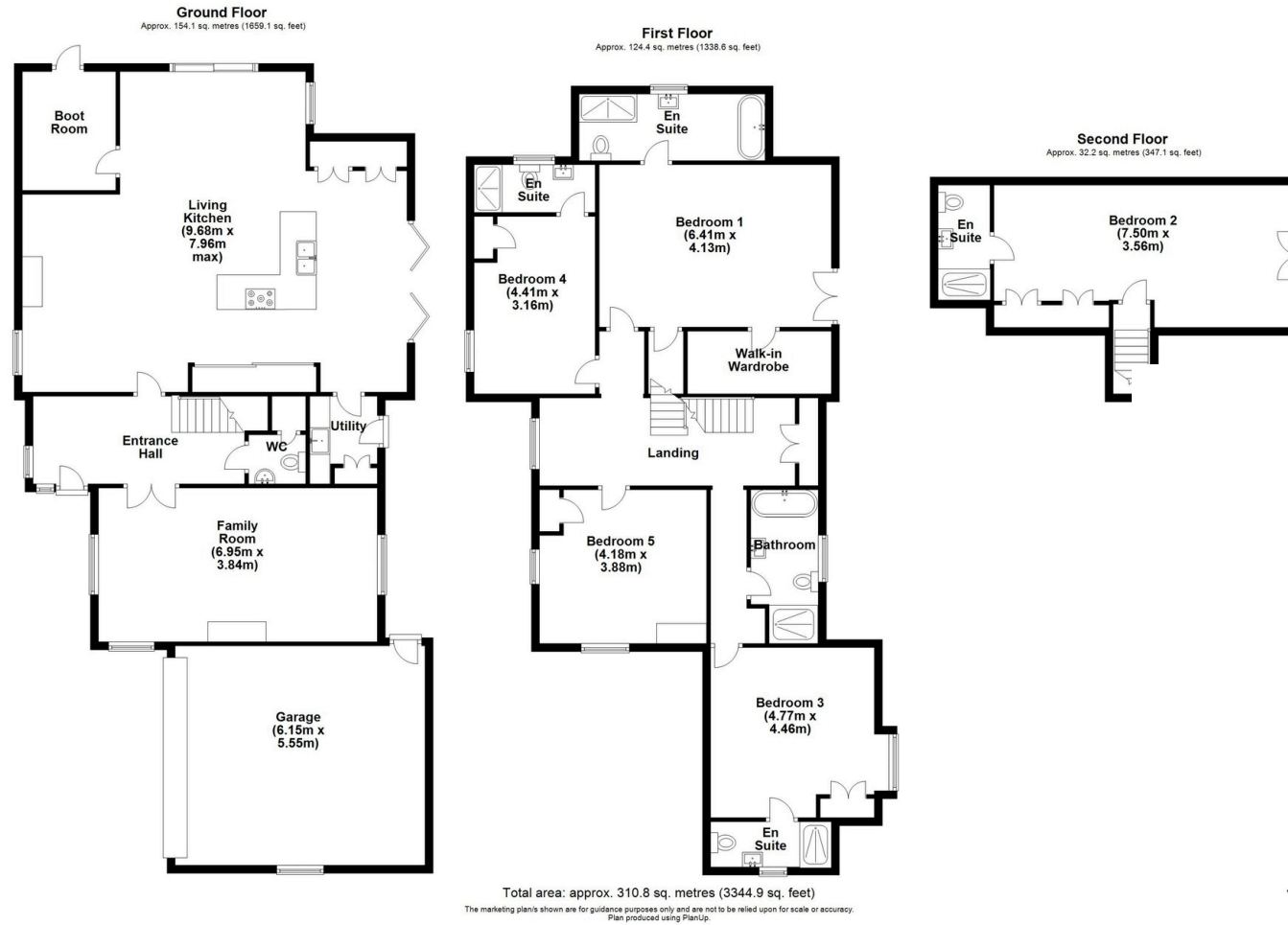












## IMPORTANT NOTICES

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