



- No Onward Chain
- Detached Bungalow
- Three Bedrooms
- Lounge & Kitchen
- Shower Room
- Generous & Low Maintenance Plot
- Extensive Driveway Parking & Garage
- Potential To Extend (Subject To Planning)

Deepdale Lane, Nettleham, LN2 2LT
£350,000





A rare, no onward chain opportunity to acquire a spacious and versatile bungalow situated in the highly sought-after historic village of Nettleham. Positioned on Deepdale Lane, this impressive home occupies a generous plot providing off-street parking for multiple vehicles, alongside a single garage offering excellent potential for conversion (subject to necessary planning permissions and building regulations). Inside, the property boasts well-proportioned accommodation throughout, including flexible living spaces that easily cater to individual needs, whether utilised as a three-bedroom layout or as a dedicated dining room alongside two generous double bedrooms. The living accommodation enjoys dual-aspect natural light, creating a bright and airy atmosphere throughout. There is also a breakfast kitchen and a shower room, while the rear features a beautifully private, fully enclosed low-maintenance garden complete with paved seating areas, a mature fruit tree, and a timber summer house. Nettleham is widely regarded as one of Lincolnshire's finest villages, prized for its picturesque village green, quaint beck running through the centre, and a vibrant community spirit. Residents enjoy an outstanding array of local amenities within comfortable walking distance, including a local Co-op, doctor's surgery, traditional pubs, tea shops, post office, primary school, and excellent regular public transport links directly into Lincoln city centre. Bungalows in this prime location on Deepdale Lane are infrequently available, making early viewing highly recommended. Council tax band: C. Freehold.



Entrance Porch

Entered via a UPVC double-glazed front door leading into the entrance porch, with an internal obscured UPVC double-glazed door opening into the main entrance hallway.

Hallway

Features include a single radiator, carpet flooring, a useful storage cupboard, and access to the loft space as well as all remaining accommodation.

Lounge/Diner

24' 2" x 10' 11" max (narrowing to 9' 11" min) (7.36m x 3.32m)

A spacious dual-aspect living space featuring a focal gas fireplace with a decorative surround, two radiators, a coved ceiling, a uPVC double-glazed window to the front aspect, and a floor-to-ceiling uPVC double-glazed window overlooking the private rear garden.

Kitchen

9' 10" x 11' 4" (2.99m x 3.45m)

Fitted with a range of wall and base units with roll-edge work surfaces over, a sink and drainer unit, and dedicated space and plumbing for free-standing appliances. Includes a uPVC double-glazed window to the rear aspect and a uPVC double-glazed external door giving direct access to the rear garden.

Dining Room/Bedroom 3

9' 6" min x 10' 11" (2.89m x 3.32m)

Flexible room ideal as a formal dining space or third bedroom. Includes a uPVC double-glazed window to the front aspect, a single radiator, and an internal obscured window bringing additional light into the hall.

Bedroom 1

13' 10" max x 10' 10" (4.21m x 3.30m)

Generous master double bedroom complete with a range of fitted wardrobes, coved ceiling, uPVC double-glazed window to the side aspect, and a single radiator.

Bedroom 2

9' 11" x 11' 3" (3.02m x 3.43m)

A well-proportioned double room with a uPVC double-glazed window overlooking the rear garden and a single radiator.

Bathroom/Shower Room

9' 10" max x 7' 4" (2.99m x 2.23m)

Comprising a large, fully tiled, walk-in shower cubicle, pedestal wash hand basin, low-level WC, and large, chrome, heated towel rail. The remaining walls are half-tiled, and there is a uPVC obscured double-glazed window with a fitted blind to the rear aspect and a built-in airing cupboard housing a modern Worcester gas central heating boiler.

Front Garden & Parking

Set back on a generous plot with an extensive lawned front garden complemented by mature flower beds and privacy-providing trees. A paved and gravelled driveway provides ample off-road parking for multiple vehicles, leading to the garage and side pedestrian access.

Single Garage

8' 7" x 15' 9" (2.61m x 4.80m)

Manual up-and-over front door, uPVC double-glazed obscured window to the front aspect, power and lighting, wall-mounted consumer unit, and utility meters. Offers clear potential for room conversion (subject to planning and building approvals).

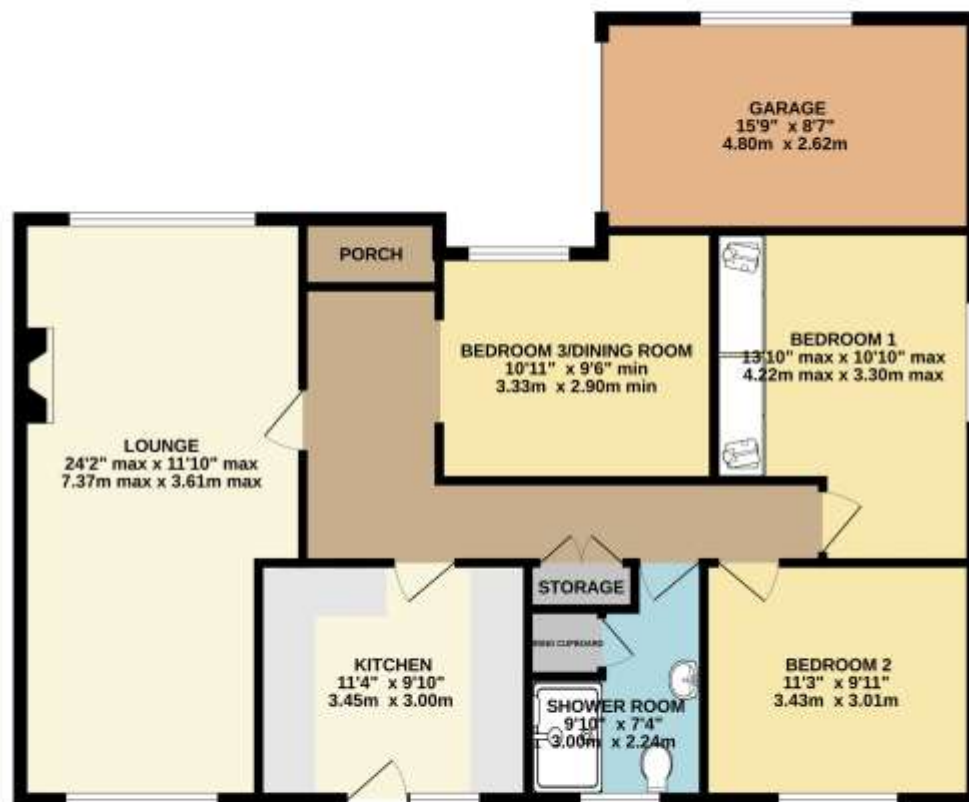
Rear Garden

An enclosed, low-maintenance rear garden featuring neat gravelled areas, patio seating areas, and block-paved pathways. Enriched with a mature fruit tree, established shrubs, and flowering borders, completed by a timber-built summer house, external water tap, and gated side entry to the front of the property.





GROUND FLOOR
1078 sq.ft. (100.1 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.1 sq.m.) approx.

While 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 errors or omissions. This plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or efficiency. Use for guide only.
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