



8 Midway Close
Nettleham, LN2 2TE



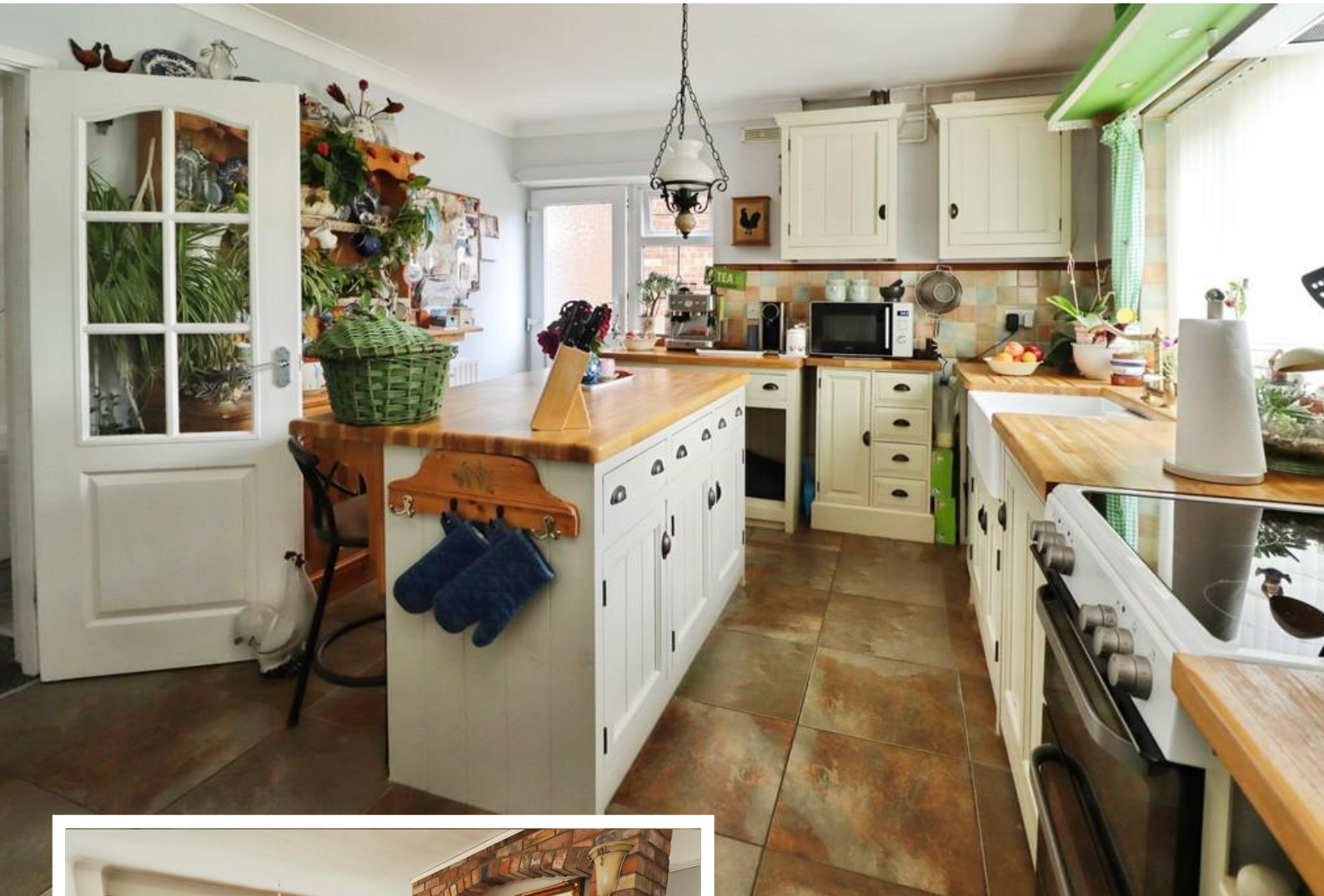
Book a Viewing!

£280,000

Ideally situated at the end of a quiet cul de sac in the highly desirable village of Nettleham, this well presented Three Bed room Detached Bungalow offers comfortable and well maintained living accommodation throughout. The property comprises of a spacious Lounge featuring an impressive brick fireplace, fitted Kitchen, Inner Hallway, Three Bedrooms and a Family Bathroom. Outside, the property enjoys beautifully maintained enclosed gardens to the front and rear, together with a gated driveway, single garage and an additional brick built store. Viewing of this property is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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

LOUNGE

16' 9" x 11' 9" (5.13m x 3.60m) With double glazed window to the front aspect, feature brick fireplace, laminate flooring and radiator.

KITCHEN

15' 7" x 11' 6" (4.76m x 3.53m) Fitted with a range of wall and base units with work surfaces over, double Belfast sink with mixer tap over, spaces for cooker and fridge, central island with breakfast bar, tiled flooring and splashbacks, radiator, double glazed window to the front aspect, front entrance door and door to the rear garden.

INNER HALLWAY

With airing cupboard and storage cupboard.

BEDROOM 1

11' 5" x 11' 3" (3.49m x 3.45m) With double glazed window to the rear aspect and radiator.

BEDROOM 2

11' 5" x 8' 9" (3.48m x 2.69m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

8' 5" x 6' 5" (2.59m x 1.96m) With double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, tiled walls and floor, towel radiator and double glazed window to the side aspect.

OUTSIDE

To the front of the property is a gated driveway providing off-street parking and access to the single garage. The garage has up-and-over door to the front with light and power. There is a front garden laid to mainly lawn with established shrubs, enclosed by fencing. To the rear of the garage there is a brick built store with power. The rear garden is enclosed and laid mainly to lawn with decked seating area with pergola over, mature shrubs and flowerbeds and garden shed.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson 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, J Water and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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

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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 has 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

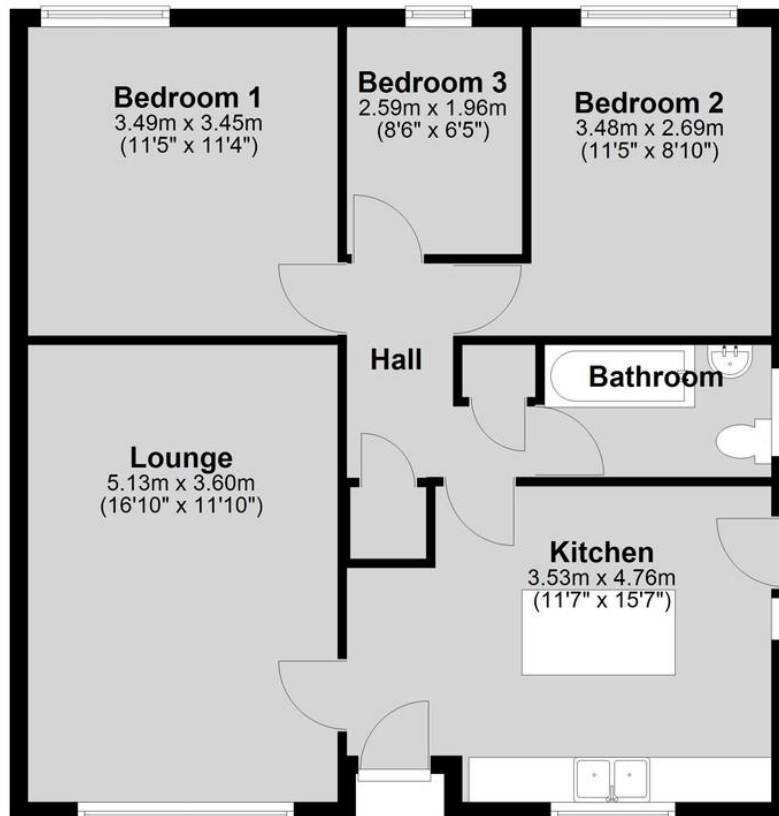
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given no ethical:

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 whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 70.9 sq. metres (762.9 sq. feet)



Total area: approx. 70.9 sq. metres (762.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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 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.

