



- Link-Detached
- 3 Bedrooms
- 20'5" Lounge Diner
- Generous Rear Garden & Garage
- Full Renovation Required
- Popular Village Location
- NO ONWARD CHAIN
- Call Today To View!

Willowfield Avenue, Nettleham, LN2 2TH  
£245,000



Offered for sale with no onward chain, this 3 bedroom link-detached 1970s property presents an excellent renovation opportunity, located in the sought-after village of Nettleham. The accommodation briefly comprises a welcoming entrance hall, a spacious 20'5" lounge/diner, and a kitchen. To the first floor, there are two double bedrooms, a single bedroom measuring 6'5" x 8'10", and a family bathroom. Externally, the property enjoys a generous rear garden, currently in an overgrown state and requiring landscaping, along with driveway parking for one vehicle and access to a single garage. Nettleham is a highly regarded village offering an excellent range of local amenities including a doctor's surgery, public house, Co-op food store, independent retailers, a primary school, and a regular bus service to and from Lincoln city centre. For further information or to arrange a viewing, please contact Starkey & Brown. Council Tax Band: B. Freehold.



## Entrance Hall

Front door entry to the front aspect, uPVC double-glazed window to the front aspect, and an airing cupboard housing a hot water cylinder.

## Downstairs WC

Low-level WC and a uPVC double-glazed window to the side aspect, stairs rising to the first floor, understairs storage cupboard housing the utility meters.

## Lounge Diner

20' 5" x 10' 11" (6.22m x 3.32m)

Sliding uPVC doors to the rear aspect, uPVC double-glazed window to the front aspect, and a radiator.



## Kitchen

10' 6" x 8' 10" (3.20m x 2.69m)

Range of base and eye level units and counter worktops, space and plumbing for appliances, uPVC double-glazed window to the rear aspect, a radiator, and an external door leading onto the passageway giving access to the rear garden.

## First Floor Landing

uPVC double-glazed window to the front aspect, access to bedrooms and bathroom.



## Master Bedroom

10' 1" x 10' 4" (3.07m x 3.15m)

uPVC double-glazed window to the front aspect and a radiator.

## Bedroom 2

9' 7" x 11' 0" max (2.92m x 3.35m)

uPVC double-glazed window to the rear aspect and a radiator.

## Bedroom 3

6' 5" x 8' 10" (1.95m x 2.69m)

uPVC double-glazed window to the rear aspect and a radiator.

## Bathroom

6' 10" x 5' 6" (2.08m x 1.68m)

Three-piece suite comprising a panelled bath, a low-level WC, a pedestal hand wash basin unit, a radiator, and a uPVC double-glazed obscured window to the side aspect.



## Outside Rear

The garden is currently in an overgrown condition. Having a generously sized plot and in need of landscaping. External access from the rear to the front of the property.

## Outside Front

Lawned front garden with driveway parking for a minimum of 1 vehicle. Access to:

## Single Garage

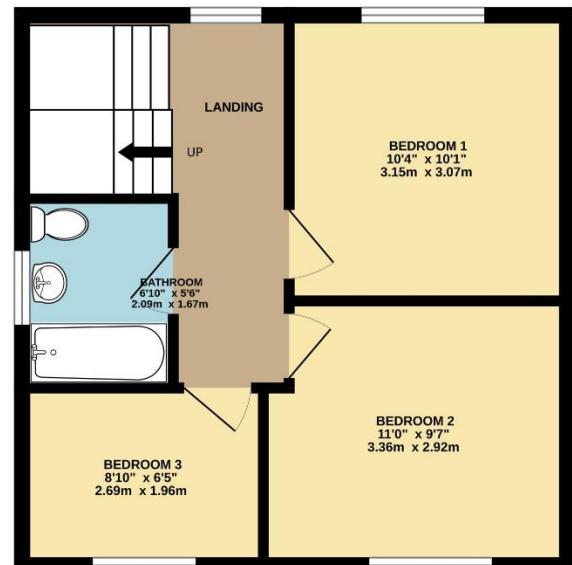
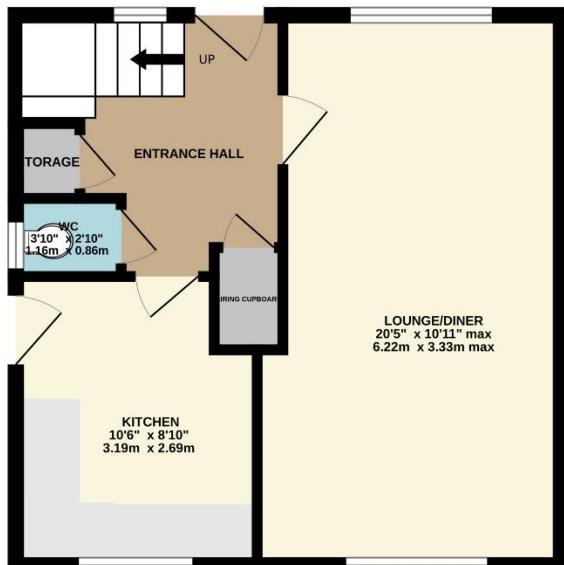
Having an up-and-over door and lighting.





GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.

FIRST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

Whilst 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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