



## 4 The Crescent, Nettleham, Lincoln, LN2 2SN

Asking Price £625,000

- Detached Four Bedroom Dormer Bungalow
- Separate Utility Room
- Low Maintenance Gardens
- Council Tax Band D
- Master Suite with Dressing Area and Ensuite Bathroom
- Beautiful Garden Room
- Immaculately Presented Throughout
- Fully Fitted kitchen with Breakfast Room
- Integral Garage with EV Car Charger
- EPC Rating C

## 4 The Crescent, Lincoln LN2 2SN

We are delighted to offer to the market this exceptionally high quality dormer bungalow set within the desirable location of The Crescent situated in the heart of the popular village of Nettleham. This enviable property offers flexible accommodation depending on your needs with a stunning Master Bedroom suite with dressing area and en-suite Bathroom. Set back from the road with driveway parking and surrounded with original Stone walls, this property benefits from an enclosed low maintenance south facing garden and subject to planning there is also an option to extend further into the roof space to create a separate annex/office space. With light open plan living with large kitchen/breakfast room with French Doors opening onto the garden and leading through to a fabulous Garden Room with double height ceiling and doors also opening into the Garden. A stunning detached house that epitomises modern living and perfect for those who enjoy entertaining and enjoy and low maintenance home.

The flexible accommodation can be adapted to your needs, if you require more living space than bedrooms or visa versa, this property can meet your needs. Presented to a high standard throughout so you can move straight in and enjoy your new home and all local facilities available in Nettleham.

The property also benefits from a large integral garage with workshop space and an additional benefit of an EV charger. With access to the loft space above giving additional storage or potential extension.

Situated in the heart of the village, residents will appreciate the proximity to local shops and pubs, fostering a sense of community and convenience. This delightful home offers both comfort and accessibility in a picturesque setting. Do not miss the chance to make this remarkable house your new home



Council Tax Band: D



### Entrance Hall

Enter through uPVC frost double glazed front door into a large entrance hall with tiled flooring and stairs to the first floor. With two fitted coat cupboards and under stairs storage cupboard, radiator and ceiling light fittings. With doors leading to the bedrooms, Lounge, Family Bathroom and Kitchen/Breakfast Room.

### Kitchen/Breakfast Room

25'7" x 12'0"

With a range of fitted floor and wall units with Quartz work surface over. With tiled splash backs, electric induction hob with filter hood over and high level electric double oven. With integral fridge and dishwasher and porcelain one and a half bowl sink with drainer and mixer tap over. With fitted LVT flooring and uPVC double glazed window to the front of the property, radiator and ceiling spot lights. With small breakfast bar leading to the breakfast room area with a generous seating area for a large dining table and chairs. With decorative exposed brickwork to one wall, ceiling light fittings, radiator and uPVC double glazed French Doors leading to the rear garden. Archway leading to a small lobby with doors leading to the Garden Room, Utility Room and to the integral Garage.

### Garden Room

15'1" x 14'4"

Enter through double fully glazed doors in a beautifully light room with double height ceiling and uPVC double glazed windows to two walls overlooking the rear garden. With LVT flooring, ceiling light fitting and double uPVC double glazed French doors leading out to patio area.

### Lounge

11'11" x 15'3"

With carpet flooring and double French doors leading to the rear garden, radiator and ceiling light fitting.

### Bedroom 3

9'11" x 12'0"

With carpet flooring, uPVC double glazed window to the front of the property, ceiling light fitting and radiator.

### Dining Room/Bedroom 4

11'11" x 11'9"

A versatile room which would work as a ground floor bedroom or reception room. Currently used as a Dining Room by the current owners and with carpet flooring, uPVC double glazed window overlooking the rear garden, ceiling light fitting and radiator.

### Utility Room

6'9" x 8'11"

With fitted LVT flooring and a range of fitted wall and floor units with Quartz work surface over. With tiles splash backs and frosted uPVC double glazed window to the side of the property. With under counter space for Washing Machine, Tumble Dryer and Freezer and ceiling light fitting.

### Family Bathroom

9'0" x 7'10"

With LVT flooring and large frosted uPVC double glazed window to front of the property. Tiling to the splash backs and bath area, panel bath with mixer tap over, wash hand basin with mixer tap over, WC, radiator and ceiling light fitting.

### Landing/Study Area

14'1" x 11'9"

A large landing area with doors to the Master Bedrooms and Bedroom 2. Ideally suited as a study area or a quiet seating area. With carpet flooring, radiator, Velux window and ceiling light fitting.

### Master Bedroom

21'8" x 26'3"

An impressive Master Bedroom suite with LVT flooring and wall of fitted wardrobes creating a large dressing area. Leading through to the bedroom area with two Velux windows and a further uPVC double glazed window to the front. With 3 radiators and 3 ceiling light fittings and door leading to the en-suite bathroom.

### En-suite Bathroom

10'6" x 10'0"

With four piece bathroom suite with LVT flooring and tiling to shower and to half of the walls. With WC, wash hand basin with mixer tap over, panel bath with mixer tap over and large shower with mains shower. With radiator, heated towel radiator, light fitting and frosted uPVC double glazed window to front.

### Bedroom 2

10'6" x 16'10"

With carpet flooring, uPVC double glazed window to front, radiator, ceiling light fitting and sloping ceilings to the eaves.

### Garage/Workshop

20'9" x 14'7"

With metal up and over door, power and light and wall mounted EV charger. Wall mounted gas boiler, workshop area and frosted uPVC double glazed window to the side of the property. With ceiling light fittings and access to loft space with fixed ladder. The loft space is boarded giving further storage and subject to planning this area could potential be converted to further living accommodation.

### Outside

To the front of the property is a stone wall with gravel driveway leading to the front of the property. With the remainder laid with low maintenance slate and providing driveway parking for at least 4 vehicles. With gate to the side of the property leading to the rear garden.

To the rear of the property is a low maintenance garden with stone wall and timber fencing to the borders and a brick paved patio area to the rear of the property and the remainder laid with slate. To the side of the property is a storage area with a timber shed. This South facing garden is designed for minimal maintenance and non overlooked.

### Services

All mains Services

UPVC Double Glazed doors and windows throughout

Gas Central Heating

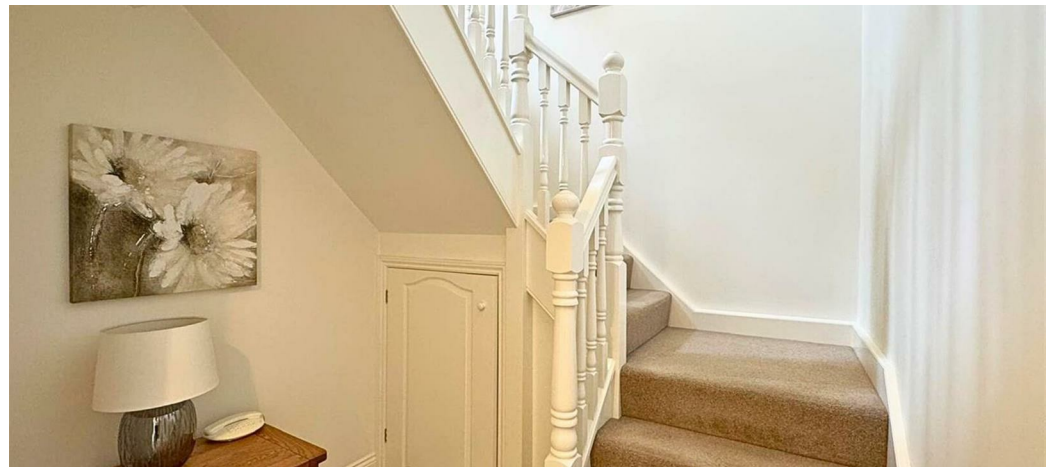
Intruder Alarm System

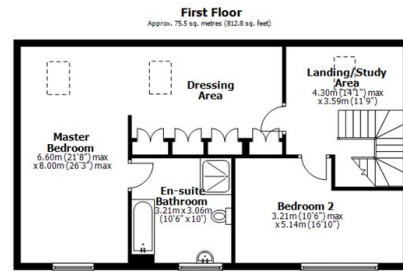
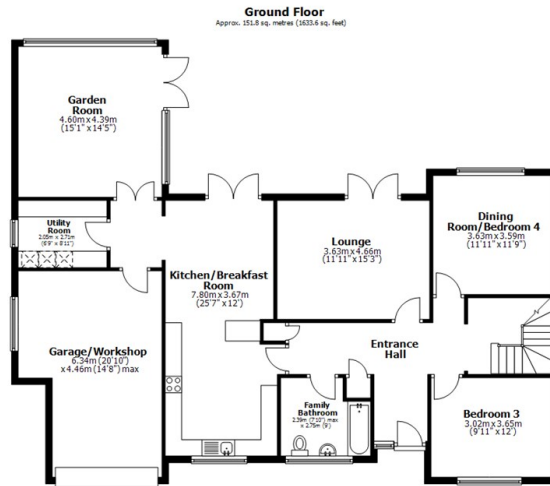
EV Charger

EPC Rating C

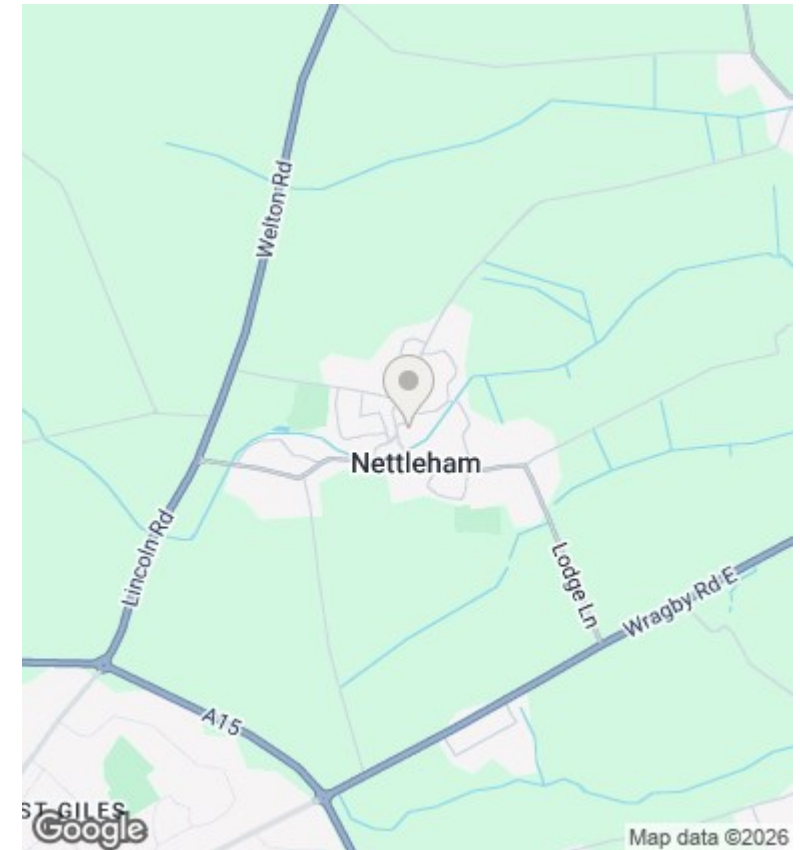
Council Tax Band D







Total area: approx. 227.3 sq. metres (2446.4 sq. feet)  
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and any compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently. Plan produced using Planity.



## Directions

## Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	