





- No Onward Chain
- Detached Bungalow
- Three Bedrooms
- Owned Outright Solar Panels
- Lounge Diner
- Modern Wet Room
- South-East Facing Private Rear Garden
- Extensive Driveway & 20'9" Garage

Chatsworth Close, Nettleham Fields, LN2 4TR
£300,000

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Offered for sale with no onward chain, this three-bedroom detached bungalow occupies a quiet cul-de-sac position in the popular Nettleham Fields area of Lincoln and offers generous single-storey accommodation, extensive driveway parking and a private, enclosed rear garden. The property has been well maintained throughout and features a lounge opening into a separate dining room, a fitted kitchen with a range of eye- and base-level units offering scope for modernisation, two double bedrooms with built-in bedroom furniture and a third bedroom ideal for use as a study. There is also a modern wet room designed with accessibility and ease of maintenance in mind, alongside a substantial 20'9" garage and the added benefit of owned solar panels. Externally, the rear garden is predominantly laid to lawn, complemented by mature shrubs and established flower beds, providing a private outdoor space for relaxation and entertaining. The property is conveniently situated for a range of local amenities, including supermarkets, medical facilities and pharmacy services, with regular bus links providing access to Lincoln city centre and its wider range of shopping, leisure and recreational facilities. The owned solar panels are another notable benefit, with the current owners reporting feed-in tariff payments averaging approximately £350–£400 every three months, subject to the applicable tariff terms and actual generation. Council tax band: C. Freehold.





Entrance Hall
A uPVC front door with an obscure-glazed surround, single radiator, coved ceiling, loft access, storage cupboard, and airing cupboard with immersion heater. The loft is partially boarded and benefits from insulation, ladder and lighting. Doors provide access to the full living accommodation.

Lounge
12' 5" x 12' 9" (3.78m x 3.88m)
A comfortable reception room featuring gas fireplace, a single radiator, UPVC double-glazed windows to the front aspect, and a coved ceiling. An opening leads through to the dining room.

Dining Room
10' 9" x 8' 7" (3.27m x 2.61m)
Featuring a single radiator, coved ceiling, serving hatch through to the kitchen, and sliding doors providing access to the rear garden.

Kitchen
11' 0" x 9' 0" (3.35m x 2.74m)
Fitted with a range of eye and base-level units complemented by work surfaces, a one-and-a-half-bowl sink and drainer, and space and plumbing for appliances. The cooker is included in the sale. Further features include a wall-mounted gas central heating boiler, approximately four years old and last serviced in June 2026, a wall-mounted fuse box and a digital control system for the solar panels. The kitchen offers scope for modernisation.

Bedroom 1
12' 8" x 9' 11" (3.86m x 3.02m)
A double bedroom featuring built-in wardrobes and bedroom furniture, a UPVC double-glazed window to the front aspect, a single radiator, and a coved ceiling.

Bedroom 2
9' 11" x 11' 1" (3.02m x 3.38m)
A further double bedroom featuring uPVC double-glazed windows to the rear aspect, fitted blinds, a single radiator, a coved ceiling, and built-in bedroom furniture.

Bedroom 3
7' 8" x 9' 2" (2.34m x 2.79m)
A single bedroom featuring a UPVC double-glazed window to the front aspect, a single radiator, and a coved ceiling. This room would also make an ideal home office or study.

Wet Room
6' 0" x 6' 3" (1.83m x 1.90m)
A modern, low-maintenance wet room designed with accessibility in mind, comprising a wet room shower, pedestal wash hand basin, low-level WC, chrome heated towel rail, and extractor fan. An obscure-glazed uPVC double-glazed window overlooks the rear aspect, with Aqua-Board wall surrounds.

Outside Rear
To the rear is an enclosed, private garden which is not overlooked and is predominantly laid to lawn, complemented by mature shrubs, established flower beds and borders. A gazebo is positioned towards the centre of the garden, providing an attractive space for outdoor seating and entertaining. The garden also benefits from an external water supply and an electrically operated awning above the kitchen window, complete with remote control and automatic mode.

Front Garden & Driveway
The property occupies a slightly elevated position within a quiet cul-de-sac and benefits from a lawned front garden alongside an extensive block-paved driveway providing off-road parking for multiple vehicles. The driveway leads to the garage.

Garage
20' 9" x 8' 6" (6.32m x 2.59m)
A generously sized garage featuring a manual up-and-over door, power and lighting, windows to the side aspect, and a separate personnel door.





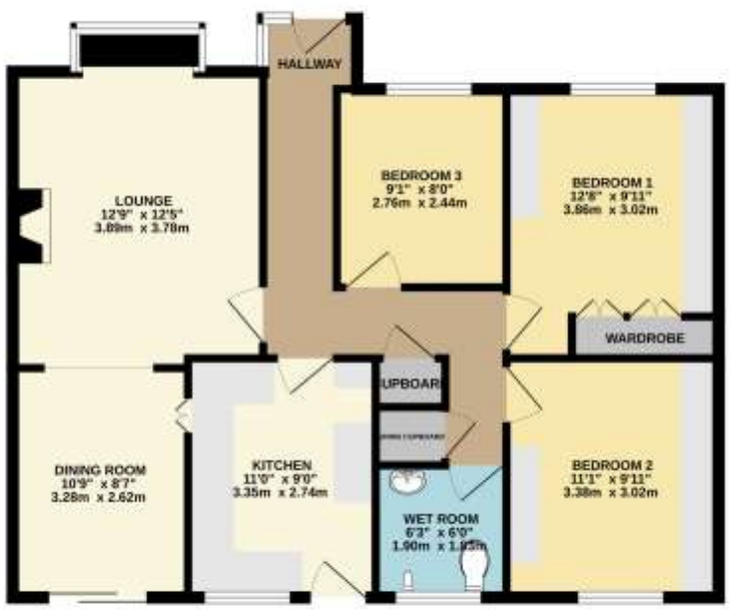














TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.

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