



**7 Vicarage Lane, Nettleham,  
Lincoln, LN2 2RH**



Book a Viewing!

### Offers in the region of £550,000

A wonderful and spacious Detached Family Home situated in the heart of the popular village of Nettleham. The property sits on a mature non-estate plot of approximately 0.2 acres (STS) and has well appointed living accommodation comprising of Entrance Hall, bay fronted Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Conservatory, Shower Room and a First Floor Landing leading to three double Bedrooms with fitted furniture, Dressing Room to the Master and a Family Shower Room. The plot has beautiful landscaped gardens to the front and rear, a large gravelled driveway and larger than average garage with workshop area. Viewing of this much loved family home is highly recommended to appreciate all it has to offer.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

**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.



#### ENTRANCE HALL

With staircase to the first floor, understairs storage cupboard and radiator.

#### LOUNGE

18' 4" x 11' 1" (5.60m x 3.40m) With impressive double glazed bay window to the front aspect, double glazed Bi-fold doors to the conservatory, gas fire set within a decorative fireplace and two radiators.

#### DINING ROOM

11' 11" x 11' 2" (3.65m x 3.42m) With double glazed French doors to the conservatory and radiator.



#### KITCHEN/BREAKFAST ROOM

21' 0" x 10' 5" (6.41m x 3.19m) Fitted with a modern range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan, integrated fridge, freezer and dishwasher, tiled flooring and splashbacks, spotlights, radiator, wall mounted gas fired central heating boiler and double glazed window to the rear aspect.

#### UTILITY ROOM

With a range of wall and base units, spaces for washing machine and tumble dryer, tiled flooring, spotlights and doors to the front and rear aspects.



#### CONSERVATORY

22' 4 (max)" x 11' 4 (max)" (6.81m x 3.45m) With double glazed French doors to the rear garden and radiator.

#### SHOWER ROOM

6' 8" x 5' 10" (2.04m x 1.80m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, chrome towel radiator and double glazed window to the side aspect.

#### FIRST FLOOR LANDING

With airing cupboard, double glazed window to the front aspect and radiator.



#### BEDROOM 1

11' 1" x 12' 0" (3.39m x 3.68m) With double glazed bay window to the front aspect, range of fitted bedroom furniture and radiator.

#### DRESSING ROOM

11' 1" x 5' 10" (3.40m x 1.80m) With fitted wardrobes and drawers, double glazed window to the rear aspect and radiator.



## BEDROOM 2

12' 0" x 11' 1" (3.66m x 3.39m) With double glazed window to the rear aspect, double fitted wardrobe and radiator.

## BEDROOM 3

11' 1" x 10' 5" (3.39m x 3.20m) With double glazed window to the rear aspect, fitted wardrobes, drawers and desk and radiator.

## SHOWER ROOM

7' 7" x 6' 6" (2.33m x 2.00m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled walls, chrome towel radiator, spotlights and double glazed window to the side aspect.



## OUTSIDE

The property sits on a generous non-estate plot of approximately 0.2 acres (STS) in the heart of the village of Nettleham. To the front of the property there is a lawned garden with mature shrubs, stocked flower beds, a large gravelled driveway providing off street parking for multiple vehicles and access to the garage. The garage is larger than average with a workshop to the rear, an up and over door to the front, window to the rear, light and power. There is an enclosed secure storage area accessed from the drive with a personal door to the garage and door to the utility room. To the rear of the property there is a beautifully landscaped rear garden with patio seating areas, flowerbeds, mature shrubs, summer house with power, garden shed and a greenhouse.



## WEBSITE

Our detailed website show 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](http://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 - WHO WE MAY REFER YOU TO

SMB & Better Edge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

## BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

## 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 have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

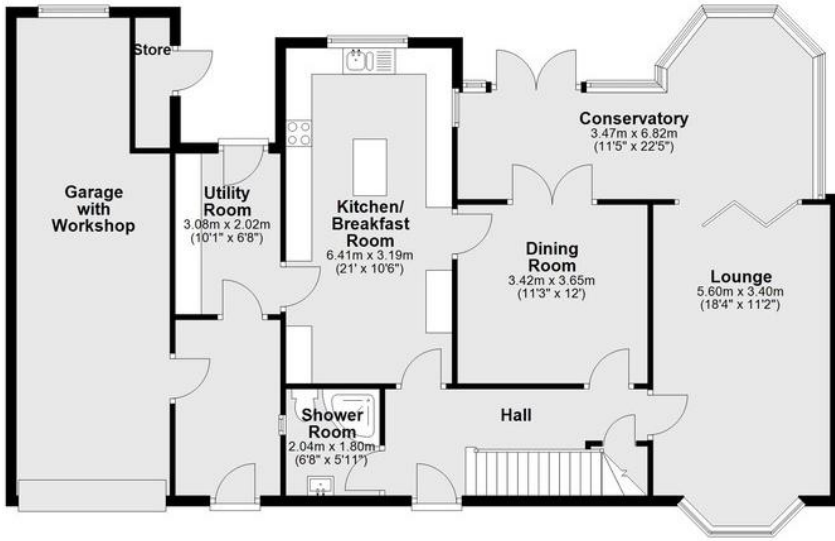
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a note verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Siver Street, Lincoln, LN2 1AS.



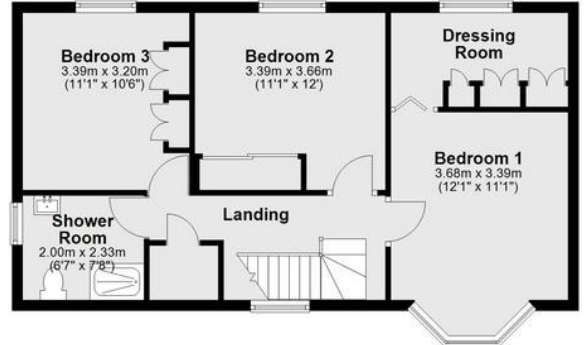
### Ground Floor

Approx. 127.6 sq. metres (1373.4 sq. feet)



### First Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



Total area: approx. 185.6 sq. metres (1997.7 sq. feet)





**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only 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.