



- Semi-Detached House
- Spacious Family Home
- 4 Good Size Bedrooms
- Lounge With Log Burner

- Impressive 20'6" Kitchen Diner
- Office, Utility & WC
- West-Facing Garden
- No Onward Chain!

Nettleton Drive, Witham St. Hughs, LN6 9GG,
£235,000





Located within the popular Witham St. Hughs area of Lincoln is this spacious semi-detached house on Nettleton Drive. Accommodation briefly comprises entrance hallway, lounge with log burner fireplace and door leading into rear garden, impressive 20'6" kitchen diner (new in 2023), rear entrance hallway, storage room/home office, utility and WC. To the first floor there are 4 well proportioned bedrooms and a first floor bathroom. Outside the property has a parking bay to the front and a fully enclosed west-facing garden to the rear. Call today to view. Council tax band: B. Freehold.



Entrance Hallway

Having part glazed front entrance door, wood effect luxury vinyl flooring, radiator, stairs rising to first floor and understairs storage cupboard.

Lounge

14' 4" max x 11' 10" (4.37m x 3.60m)

Having a feature log burner fireplace with slate hearth and oak mantle over, wood effect luxury vinyl flooring, picture rail and uPVC door to garden.

Kitchen Diner

20' 6" x 10' 1" max (6.24m x 3.07m)

Having a matching range of wall and base units, attractive marble effect slime profile work surfacing, larder unit, one and a half bowl single drainer stainless steel sink unit with mixer taps over and tiled splash backs, electric cooker point with cooker hood over, space for American style fridge freezer, integral dishwasher, wood effect luxury vinyl flooring and radiator.

Rear Entrance Lobby

Having wood effect luxury vinyl flooring, coved ceiling and uPVC door to garden.

Storage Room/Home Office

7' 0" x 6' 10" (2.13m x 2.08m)

Having fitted shelving and storage units, wood effect luxury vinyl flooring, radiator and coved ceiling.

Utility

6' 10" x 6' 6" (2.08m x 1.98m)

Having single drainer stainless steel sink unit, a range of wall and base units, plumbing for washing machine, tiled effect laminate flooring and coved ceiling.

Ground Floor WC

Having low level WC, pedestal wash hand basin, wood effect luxury vinyl flooring, part tiled walls and coved ceiling.

First Floor Landing

Having airing cupboard housing central heating boiler.

Bedroom 1

14' 6" x 9' 10" (4.42m x 2.99m)

Having built-in wardrobe and radiator.

Bedroom 2

11' 1" x 9' 4" max (3.38m x 2.84m)

Having built-in wardrobe and radiator.

Bedroom 3

11' 1" x 8' 10" min (3.38m x 2.69m)

Having built-in wardrobe, radiator and coved ceiling.

Bedroom 4

11' 0" max x 6' 10" max (3.35m x 2.08m)

Having built-in wardrobe, radiator and coved ceiling.

Bathroom

Having 3 piece suite comprising oversized 'P' shaped panelled shower bath with mains fed shower over, additional handheld shower attachment and curved glass shower screen, pedestal wash hand basin with tiled splash backs, low level WC, wood effect vinyl flooring, heated towel rail, part tiled walls and access to loft.

Outside Front

To the front of the property there is an enclosed gravel area with planting and gate at side leading to rear garden. Parking available in a nearby parking bay which is located adjacent to the property.

Outside Rear

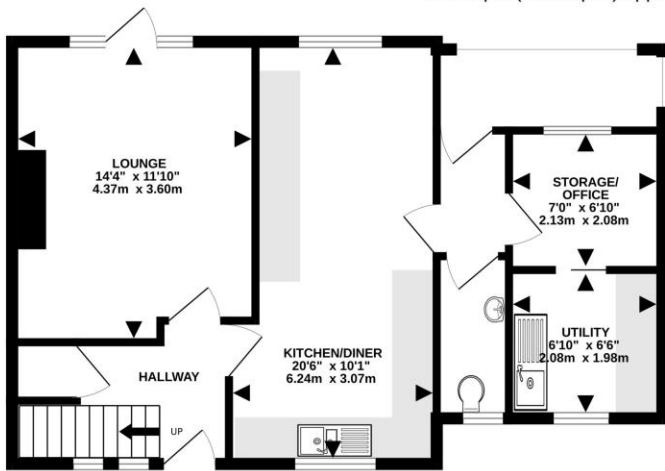
To the rear of the property is a fully enclosed west-facing garden with paved patio area and garden shed.

Agents Note

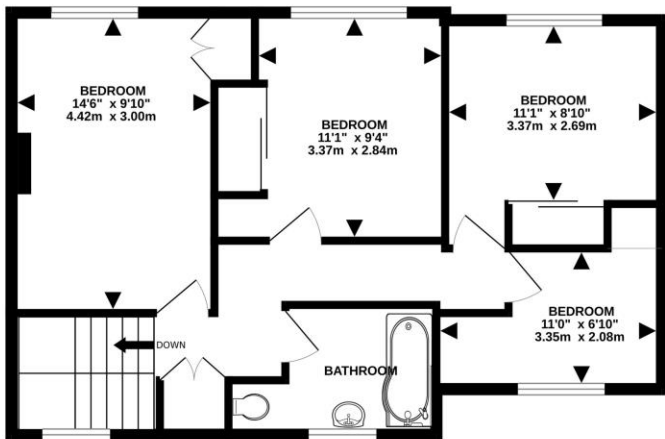
Service charges at payable for the maintenance of local communal areas and amounts to £63.50 per calendar month. Call for further information.



GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 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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