



- Immaculate Three Bedroom Home
- Detached Garage
- En-Suite To Master
- Sought After Village Location

- 2019 Allison Homes Build
- Off-Street Parking For Two Cars
- Owned Solar Panels
- Landscaped Garden

Baker Drive, Nettleham, LN2 2FR
£310,000





Starkey&Brown is delighted to present this immaculately presented three bedroom semi-detached home positioned on Baker Drive within the highly sought after village of Nettleham. The property was built by Alison Homes in 2019 and has been well-maintained by the current owners and offers modern and well planned living ideal for families. Accommodation briefly comprises of a welcoming entrance hall, a bright and comfortable living room and a contemporary fitted kitchen with integrated appliances. The kitchen flows into a dedicated dining area with French doors opening onto the private rear garden, creating an excellent space for entertaining. The ground floor also benefits from a WC. Rising to the first floor there are three bedrooms, with the master bedroom benefitting from it's own en-suite shower room and fitted wardrobe and a further modern family bathroom. To the rear of the property there is a private landscaped garden providing outdoor space for relaxing and entertaining with guests. To the front of the property there is a garage benefitting from power, lighting and boarding, along with off street parking for two vehicles. The village of Nettleham is well-regarded due to its local amenities these include a village shop, Co-op food store, public houses, schooling, a doctor surgery, regular bus service to and from Lincoln city centre. Council tax band: B. Freehold.



uPVC composite door leading into:

Entrance Hall

Laminate flooring, carpeted, stairs rising to the first floor, a radiator, and access to:

Living Room

15' 7" x 12' 8" (4.75m x 3.86m)

Having a uPVC box bay window to the front aspect, laminate flooring, and a radiator. Further access to:

Kitchen Diner

17' 7" x 15' 7" (5.36m x 4.75m)

A range of base and wall units with countertops, laminate flooring, an integrated fridge freezer, an integrated 4-ring gas hob with extractor over, an integrated electric oven, a ceramic sink with a mixer tap, an integrated dishwasher, an integral dual washing machine/tumble dryer, tiled splashback, LED lighting, and a uPVC window to the front aspect.

Dining Area

French door leading to the rear, uPVC double-glazed window to the side, laminate flooring, and 2 radiators.

WC

Low-level WC, a wash hand basin, laminate flooring, partially tiled walls, and a radiator.

First Floor Landing

Carpeted, a storage cupboard, and an airing cupboard housing the combination boiler. Access to bedrooms and the family bathroom.

Bedroom 1

12' 8" x 10' 4" (3.86m x 3.15m)

Having a uPVC double-glazed window to the front aspect, carpeted, a radiator, and a fitted wardrobe. Access to:

En-Suite

Three-piece suite comprising a wash hand basin, a low-level WC, a walk-in shower cubicle with rainfall shower and a hand-held shower head, a wall-mounted storage, a uPVC frosted window to the front aspect, tiled flooring, partially tiled walls, a chrome radiator, an extractor fan, and LED lighting.

Bedroom 2

12' 5" x 8' 3" (3.78m x 2.51m)

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

Bedroom 3

9' 1" x 6' 9" (2.77m x 2.06m)

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

Family Bathroom

Three-piece suite comprising a low-level WC, a wash-hand basin, a panelled bath with overhead shower, partially tiled walls, tiled floor, a chrome towel rail, a uPVC frosted window to the side, and an extractor fan.

Outside Rear

Landscaped garden, partially lawned, 2 patio areas, raised planted borders with a variety of shrubs, gravel with stepping stones, fully fenced surround, exterior lighting, 3 double power sockets, outside tap, side access to the drive, and further side access to the garage.

Garage

Having an up and over door, fitted boarding, a window to the garden, power, and electrics.

Outside Front

Lawned area, parking to the front, tarmac drive for 2 vehicles. Access to the garage.

Agents Note

Four solar panels are owned outright. For more information, please contact Starkey&Brown.

Agents Note 1

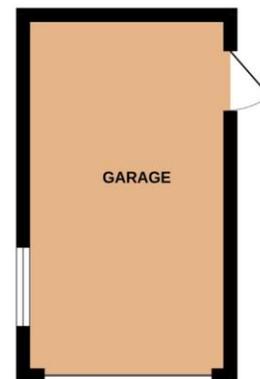
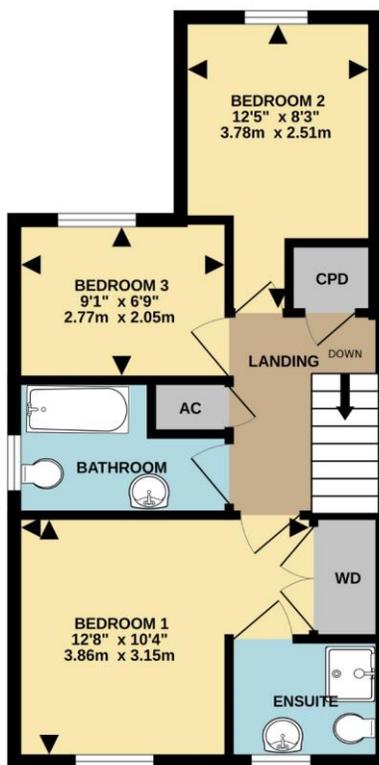
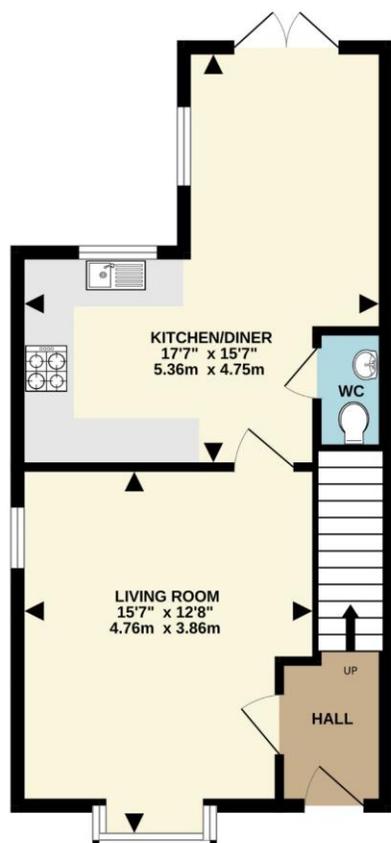
We have been informed by the seller that there are maintenance charges. In 24/25, the maintenance charge for the estate was £295.97 per household. Sellers haven't received a quote for this year.





GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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 vendors'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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