



Copper Beech House, 56 Brookfield Avenue
Nettleham, Lincoln, LN2 2TB

£2,000 pcm

DETACHED EXECUTIVE HOME

Viewing is highly recommended to appreciate both the size and specification of this impressive Three Bedroom Home, which also benefits from a self contained Annexe providing an additional Bedroom and living accommodation. Occupying a generous plot in the heart of the village, the property has been finished to a high standard throughout and offers versatile accommodation suited to a variety of occupiers.



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LOCATION

Brookfield Avenue is situated within the highly sought after village of Nettleham, one of Lincolnshire's most desirable residential locations. The property enjoys a central village position overlooking the village beck and is within easy walking distance of a wide range of amenities including a Co-op Food store, independent shops, cafes, public houses, takeaways, doctors surgery and well regarded schooling. Nettleham offers a strong community atmosphere whilst remaining conveniently positioned for access to Lincoln City Centre and Lincoln County Hospital. The surrounding area also provides numerous countryside walks, with excellent road links via the A46 and A158 to Lincoln and beyond.

ACCOMMODATION

A most impressive executive home, extended and refurbished to a high standard with the addition of a self contained Annexe, and beautifully situated within the heart of the sought after village of Nettleham, enjoying views over the village beck. The main house offers superb accommodation comprising of an Entrance Hall, Lounge, high specification Kitchen Diner with double bi-fold doors opening onto the garden, Utility Room, Office/Gym, Boot Room and Cloakroom/WC. To the First Floor, the Landing provides access to Bedroom One with Juliette Balcony, Dressing Room and luxury En-suite Shower Room, together with Two further Double Bedrooms, the Second Bedroom benefiting from an En-suite Shower Room, and a spa-inspired Family Bathroom. Outside, the self contained Annexe comprises of an Open Plan Living/Kitchen/Dining Area, Double Bedroom and Shower Room. Viewing is essential to fully appreciate the scale, flexibility and quality of accommodation on offer.

OUTSIDE

The property occupies a generous plot with a landscaped frontage and driveway providing off street parking for multiple vehicles. To the rear there is an enclosed garden together with a self contained Annexe, enjoying views towards the village beck.

RENT AND DEPOSIT

The asking Rent for the property is £2,000.00 per calendar month and the Tenancy Deposit is £2,305.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £460.00.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Executive 3 Bedroom Detached House With Annex
- Large Lounge, Office/Gym, Boot Room, Cloakroom/WC
- Incredible Kitchen Diner & Utility Room
- Three Double Bedrooms, 2 En-suites
- Luxury Spa Inspired Bathroom
- One Bedroom Self Contained Annex
- Generous Front and Rear Gardens
- Overlooking the Village Stream
- EPC Energy Rating - C
- Council Tax Band - D (West Lindsey District Council)



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.

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