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High Street, Nettleham, Lincoln



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Asking Price £350,000



Lovelle Estate Agents are delighted to offer this beautifully positioned three-bedroom detached bungalow, set in the highly sought-after village of Nettleham, Lincoln. Occupying a generous plot with an impressive frontage, this property immediately stands out with its spacious driveway and excellent kerb appeal. Perfectly placed within one of Lincoln's most desirable locations, it combines village living with easy access to the city and its amenities.

Key Features

- Three spacious double bedrooms
- Exceptional 24ft lounge with dual-aspect bays
- Generous kitchen with garden access
- Modern shower room/wet room
- Large driveway and single detached garage
- Substantial rear garden
- EPC rating U
- Tenure: Freehold

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Step inside to a welcoming entrance hall that flows naturally into the living spaces. The heart of the home is the superb 24ft lounge, enhanced by dual-aspect bay windows that bathe the room in natural light. This generously sized reception room offers ample space for both relaxing and entertaining, with the flexibility to create a dedicated dining area if desired.

The kitchen is equally well-proportioned, offering plenty of storage and workspace with direct access to the rear garden. Its layout provides an excellent opportunity for personalisation, making it ideal for those wanting to modernise or extend.

There are three double bedrooms, each offering versatile living space. The principal bedroom is a large front-facing room with a bay window, while the second and third bedrooms are equally spacious, ideal as guest rooms, a study, or a snug.

The shower room/wet room is a good size, fitted with a shower, WC, and wash basin, and offers scope for further modernisation to suit personal taste.

Externally, the property continues to impress. The large driveway provides extensive off-road parking and leads to a single detached garage, ideal for secure parking or storage. To the rear, a generous garden offers a wonderful outdoor space for relaxing, entertaining, or gardening enthusiasts, with mature borders providing privacy.

Nettleham is a picturesque and thriving village, well-known for its community atmosphere, excellent local amenities, shops, schools, and countryside walks. Lincoln city centre is only a short drive away, providing further shopping, leisure, and transport links.

Lounge

3.55m x 7.4m (11'7" x 24'4")

A truly impressive reception room stretching over 24 feet in length. The lounge benefits from dual-aspect bay windows that flood the room with natural light, creating an inviting space ideal for both relaxing and entertaining. Its size allows for a dedicated dining area while still feeling open and comfortable.

Kitchen

3.61m x 3.83m (11'10" x 12'7")

Generously proportioned and perfectly positioned, the kitchen provides ample storage and workspace with a layout that could easily accommodate modern updates or extensions. With access to the rear garden, it's a great space for everyday family living or for those who enjoy cooking and entertaining.

Bedroom One

3.82m x 3.45m (12'6" x 11'4")

A large, front-facing double bedroom with a beautiful bay window, offering a bright and tranquil retreat.

Bedroom Two

3.16m x 3.47m (10'5" x 11'5")

Another spacious double bedroom, perfectly suited as a guest room, home office, or hobby room.

Bedroom Three

3.16m x 3.01m (10'5" x 9'11")

A versatile third bedroom with bay window, providing flexibility for additional sleeping accommodation, a snug, or workspace

Shower Room

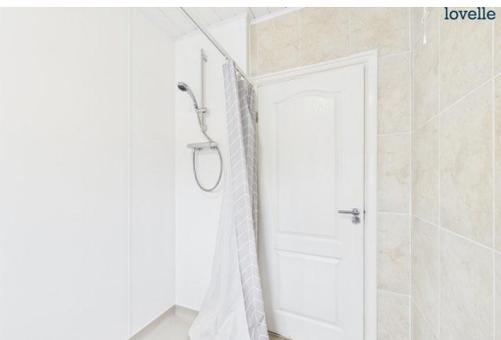
1.78m x 2.35m (5'10" x 7'8")

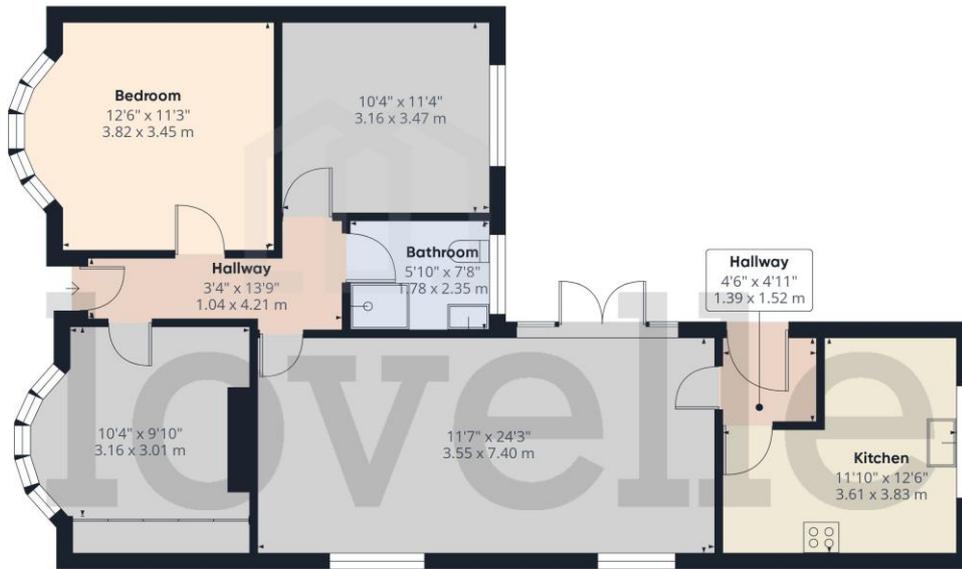
A contemporary wet room with shower, WC, and basin. Well-proportioned and designed for ease of use, with potential for further modernisation if desired.

Garage

2.71m x 5.22m (8'11" x 17'1")

A detached single garage offering secure parking or storage.





Ground Floor Building 1



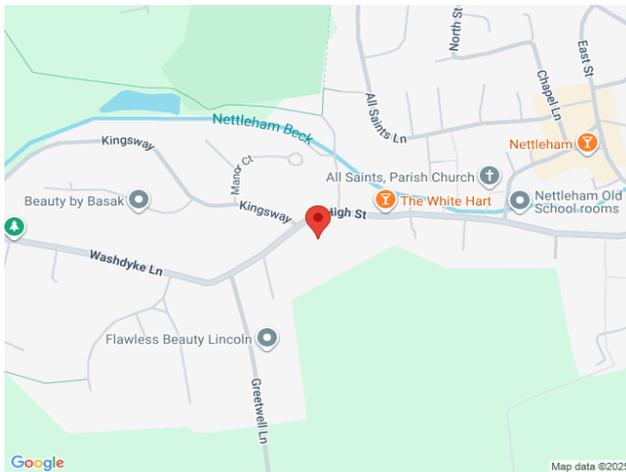
Ground Floor Building 2

Approximate total area²
1097 ft²
101.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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