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Arnage Court, Nettleham



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property it must be


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Asking Price £270,000



A stunning three-bedroom semi-detached home built by Stirlin Homes in 2019, featuring an impressive open plan kitchen/living area with bi-fold doors, landscaped rear garden, driveway parking and contemporary accommodation throughout. An ideal home for first-time buyers and growing families.

Key Features

- Built in 2019 by Stirlin Homes
- Modern three-bedroom semi-detached home
- Spacious open plan kitchen/living area
- Bi-fold doors opening onto the rear garden
- Two double bedrooms and one single bedroom
- Contemporary family bathroom
- Ground floor WC
- Landscaped rear garden
- Private driveway
- Ideal first time buy or family home



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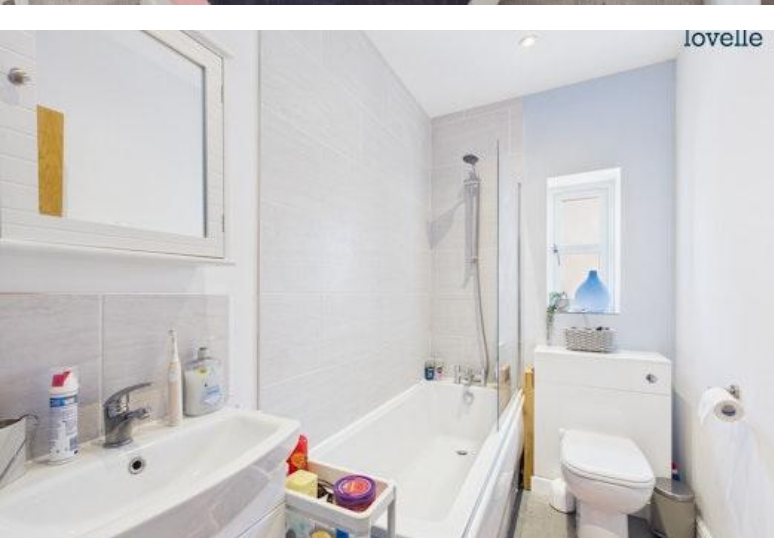
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Built in 2019 by the highly regarded Stirlin Homes, this beautifully presented three-bedroom semi-detached home offers stylish, contemporary living throughout and is perfect for first-time buyers, young families or those looking to upsize.

The heart of the home is the impressive open plan kitchen, dining and living area, creating a fantastic social space ideal for both everyday family life and entertaining. The modern kitchen is complemented by bi-fold doors that open onto the beautifully landscaped rear garden, allowing natural light to flood the room and seamlessly connecting the indoor and outdoor spaces. A welcoming entrance hall and convenient ground floor WC complete the accommodation on the ground floor.

To the first floor are three well-proportioned bedrooms, including two comfortable doubles and a generous single bedroom, all served by a contemporary family bathroom.

Outside, the landscaped rear garden provides an attractive and low-maintenance outdoor space, perfect for relaxing or entertaining during the warmer months. To the front of the property is a private driveway providing off-road parking.

Combining modern design, practical living space and a desirable layout, this fantastic home is ready to move straight into and would make an excellent purchase for a wide range of buyers.

Entrance Hall

1.39m x 1.15m (4'7" x 3'10")

A welcoming entrance providing access to the ground floor accommodation.

Kitchen Living Area

4.7m x 9.57m (15'5" x 31'5")

A superb open plan living space featuring a modern fitted kitchen with ample worktop and storage space, alongside generous areas for dining and relaxing. Bi-fold doors open directly onto the landscaped rear garden, making this an ideal space for entertaining.

WC

1.01m x 1.61m (3'4" x 5'4")

Fitted with a low-level WC and wash hand basin.

Landing

1m x 2.98m (3'4" x 9'10")

Providing access to all first floor rooms.

Bedroom One

3.98m x 2.88m (13'1" x 9'5")

A well-proportioned double bedroom with front aspect.

Bedroom Two

2.57m x 3.68m (8'5" x 12'1")

A spacious double bedroom overlooking the rear aspect.

Bedroom Three

1.97m x 2.21m (6'6" x 7'4")

A versatile single bedroom, ideal as a nursery, child's bedroom or home office.

Bathroom

2.56m x 1.52m (8'5" x 5'0")

Modern suite comprising a bath with shower over, wash hand basin and low-level WC.

Outside

To the front is a driveway providing off-road parking. The attractive landscaped rear garden offers a wonderful outdoor space with plenty of room for seating, entertaining and family enjoyment.

Agent Notes

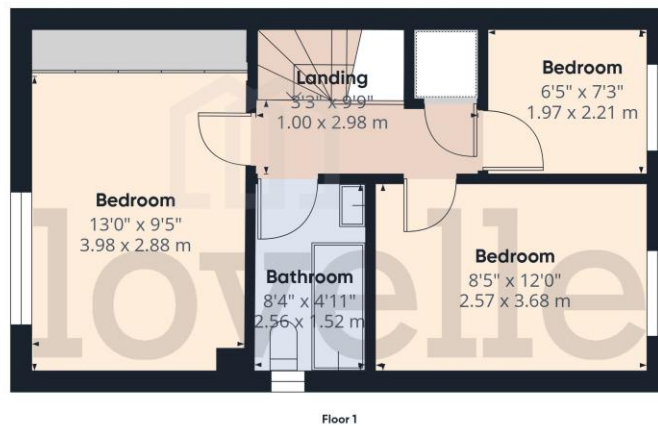
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Approximate total area[®]
806 ft²
75 m²

(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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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