



## 17 Cliff Avenue, Nettleham, Lincoln, LN2 2PU

Asking Price £450,000

- Detached Four Bedroom House
- Fitted Kitchen
- Integral Garage and Double width Driveway
- Ensuite to Master Bedroom
- EPC Rating B
- Open Plan Living Space
- Large Private Rear Garden
- EV Charger and Privately Owned Solar Panels
- No Onward Chain
- Council Tax Band D

# 17 Cliff Avenue, Lincoln LN2 2PU

Situated on the ever-popular Cliff Avenue in the sought-after village of Nettleham, this beautifully presented four-bedroom detached home has been fully modernised throughout and offers spacious, contemporary living ideal for modern family life. Nettleham remains one of the most desirable villages to the north of Lincoln, offering an excellent range of local amenities including shops, schools, pubs and cafés, all within easy reach.

The accommodation is centred around an impressive open-plan living space incorporating the kitchen, dining and living areas, creating a superb hub for both everyday living and entertaining. Further ground floor accommodation includes a large utility room and downstairs WC.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, alongside a stylish four-piece family bathroom.

Externally, the property benefits from driveway parking, an integral single garage, electric car charger and solar panels. To the rear is a large private garden with a separate cabin, ideal for use as a home office or studio, complete with Ethernet connection installed, insulated and with power and infrared heating.

Offered for sale with no onward chain, this is a fantastic opportunity to acquire a turn-key home in one of Lincolnshire's most popular villages.



Council Tax Band: D



### Entrance Hall

Enter through frosted double glazed front door into entrance with laminate flooring, wall mounted radiator and ceiling light fitting. With stairs leading to first floor and large Under stairs storage cupboard. Doors leading to the Kitchen and to the Lounge.

### Kitchen and Dining Room

16'10" x 22'0"

#### Kitchen area

With tiled flooring and range of fitted wall and floor units with solid wood worked surface over, Belfast sink with mixer tap over, integrated dishwasher and space for American style fridge freezer. With an under counter electric oven and a second combination microwave oven and induction hob with extractor hood above. Ceiling spot lights, uPVC double glazed window overlooking the rear garden and opening out to dining area which is separate by a breakfast bar.

#### Dining area

With laminate flooring, two ceiling light fittings, radiator and high-level UPVC double glazed window to size and sliding patio doors leading out to the rear garden. With opening leading through to the lounge.

### Lounge

15'8" x 10'7"

With Laminate flooring, wall mounted radiator, ceiling light fitting and two double aspect UPVC double glazed windows to the front and side of the property offering plenty of natural light. With fireplace have hearth and mantle over and woodburning stove. Door leading to the entrance hall.

### Utility Room

13'11" x 7'11"

With vinyl flooring and a range of fitted floor and wall units with worksurface over. Stainless steel sink with drainer and mixer tap over, space for washing machine and tumble dryer, wall mounted gas boiler, ceiling light fitting and wall mounted radiator. With UPVC double glazed window to rear and UPVC double glazed door leading to the rear garden.

### WC

Situated off the utility room with Vinyl flooring, wash hand basin with tiled splashback, WC and frosted

UPVC double glazed window to side and ceiling light fitting.

### Landing

With carpet flooring, wall mounted radiator, ceiling light fitting, access to roof space and access to all first floor rooms.

### Bedroom 1

9'7" x 11'3"

With carpet flooring, radiator, UPVC double glazed window to front for the property, ceiling light fitting and integral sliding door into the en-suite shower room.

### En-suite Shower Room

With tiled flooring and tiling to the walls, electric wall mounted towel radiator and walk-in shower with shower screen and rainfall shower with separate handheld attachment. With wash hand basin with cabinet below, extractor fan and ceiling spotlights.

### Bedroom 2

8'10" x 10'0"

With carpet flooring, radiator, ceiling light fitting, UPVC double glazed window to rear and fitted double wardrobe.

### Bedroom 3

7'8" x 12'11"

With carpet flooring, radiator, ceiling light fitting, UPVC double glazed window to rear and fitted double wardrobe.

### Bedroom 4

8'10" x 7'8"

With carpet flooring, radiator, UPVC double glazed window to rear and ceiling light fitting.

### Bathroom

With vinyl flooring and frosted UPVC double glazed window to rear. Ceiling spot lights, freestanding top bath with freestanding mixer tap with shower attachment over, WC, wash handbasin with splashback and mixer tap over and cabinets below and large double walk-in shower with shower screen tiling to the walls and rainfall shower with separate shower. With heated towel radiator and extractor fan.

## Garage

Accessed from the Utility Room with power and light and metal up and over door.

## Services

All mains services

PV Solar Panels

EV Charger

UPVC Double Glazed Windows throughout

No Onward Chain

Council Tax Band D

EPC Rating B

## Summerhouse/Home Office and Store

9'3" x 8'11"

Situated in the garden is a Timber cabin which is an ideal work from home office space/studio.

Benefiting from being fully insulated to the walls, ceiling and floor, infrared electric heat panel, power, light and Ethernet cable installed. With double French doors leading to the rear garden and attached separate storage shed with power, light and window to the door.

## Outside

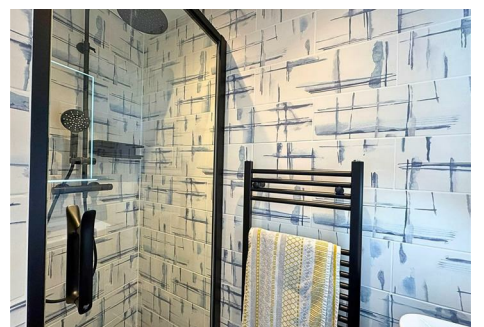
Rear garden

Generous size private rear garden with an attractive back drop of the cliff edge to the rear offering seclusion. With timber fencing to the borders, tiered flower beds to the rear and the remainder laid to lawn. With a paved patio area to the rear of the house and a separate seating area with a timber Gazebo above. With pathway and gate leading to the front of the property.

Front Garden

With double width driveway and timber fencing to the borders. Pathway leading to the front door of the property and path leading to the side gate and rear garden. With flower beds with mature shrubs and plants and a private wall mounted EV Charger.







## Directions

## Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

