

Tigh An Uillt, Watermill Lane,

Nettleham, LN2 2PQ

Book a Viewing!

Offers Over £650,000

An individually designed executive Detached Residence, perfectly positioned in an enviable setting within the highly sought after village of Nettleham, enjoying picturesque beck and woodland views to the side. This impressive home has been thoughtfully enhanced by the current owners to offer spacious and versatile living accommodation, ideal for modern family life. The Ground Floor comprises a welcoming Entrance Hall, Cloakroom/WC, elegant Lounge, separate Family Room with vaulted ceiling, Study, a well appointed Kitchen/Diner, Snug and Utility Room. To the First Floor, a superb Master Suite features a generous En-suite Bathroom, complemented by Three further well proportioned Double Bedrooms, a Second En-suite and a stylish Family Bathroom. Externally, the property is set within beautifully maintained wraparound gardens, with a gated block paved driveway providing ample off-road parking and access to a double garage. An internal viewing is essential to fully appreciate the space, setting and quality.





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SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION
Nettleham is located approximately four miles North of Lincoln City Centre and has many attractive features such as The Beck and Village Green, around which are local shops, Co-op, public houses and other amenities. There are infant and junior schools in the village, a teacher led nursery within Nettleham Infant School and all grades of schooling are available in Uphill Lincoln and nearby villages.









ACCOMODATION

ENTRANCE HALL
A spacious and welcoming entrance with staircase to the first floor, double glazed window to the side aspect, large storage cupboard, oak flooring and two radiators.

CLOAKROOM/WC
With close coupled WC and wash hand basin in a vanity style unit, tiled walls, oak flooring, chrome towel radiator and double glazed window to the side aspect.

LOUNGE
17' 11" x 14' 0" (5.48m x 4.27m) With double glazed French doors to the rear garden, log burner within a feature brick fireplace, wall lights and radiator.

KITCHEN/DINER
20' 11" x 16' 10" (6.38m x 5.15m) A stunning open plan living space, beautifully appointed with a stylish range of wall and base units complemented by generous work surfaces and a central island with breakfast bar, integrated dishwasher and space for an American style fridgefreezer, undermount 1 1/2 bowl sink with mixer tap over, tiled flooring, inset spotlights and a radiator. The room is filled with natural light from double glazed windows to the side and the rear, with two sets of French doors opening seamlessly onto the rear garden.

SNUG
11' 11" x 9' 10" (3.64m x 3.02m) With double glazed window to the side aspect, tiled flooring and radiator.

UTILITY ROOM
Fitted with a range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap over, spaces for a washing machine and tumble dryer, tiled flooring and splashbacks, double glazed window to the front aspect and door to the garden.

STUDY
12' 11" x 6' 5" (3.95m x 1.97m) With two double glazed windows to the side aspect, laminate flooring and radiator.

FAMILY ROOM
14' 2" x 13' 1" (4.32m x 4.00m) With double glazed French doors to the rear garden, double glazed window to the side aspect, Velux window, vaulted ceiling, spotlights and radiator.









FIRST FLOOR LANDING
With double glazed window to the front aspect, airing cupboard, storage cupboard and radiator.

BEDROOM 1
20' 10 (max)" x 16' 11 (max)" (6.35m x 5.16m) With two double glazed windows to the side aspect and two radiators.

EN SUITE BATHROOM
8' 2" x 8' 0" (2.51m x 2.44m) Fitted with a four piece suite comprising of panelled bath, walk in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, part tiled walls, tiled flooring, spotlights and double glazed window to the side aspect.

BEDROOM 2
18' 1" x 10' 7" (5.52m x 3.25m) With double glazed window to the side aspect, a range of fitted wardrobes and radiator.

EN SUITE SHOWER ROOM
7' 6" x 3' 7" (2.30m x 1.11m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, chrome towel radiator, tiled walls and flooring, spotlights and double glazed window to the side aspect.

BEDROOM 3
13' 8" x 9' 10" (4.19m x 3.02m) With double glazed window to the side aspect, built in storage cupboard and radiator.

BEDROOM 4
13' 6" x 9' 11" (4.12m x 3.03m) With double glazed window to the side aspect and radiator.

BATHROOM
10' 7" x 8' 11" (3.25m x 2.72m) Fitted with a four piece suite comprising of panelled bath, walk in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, two chrome towel radiators, tiled splashbacks, spotlights and double glazed window to the side aspect.

OUTSIDE
The property sits in a tucked away position on a wraparound plot. To the front there is a gated block paved driveway providing ample off-street parking and access to the double garage. The garage has an up and over door to the front, light and power. There are enclosed gardens to the side and rear aspects laid mainly to lawn, decked and patio seating areas and mature shrubs.





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CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
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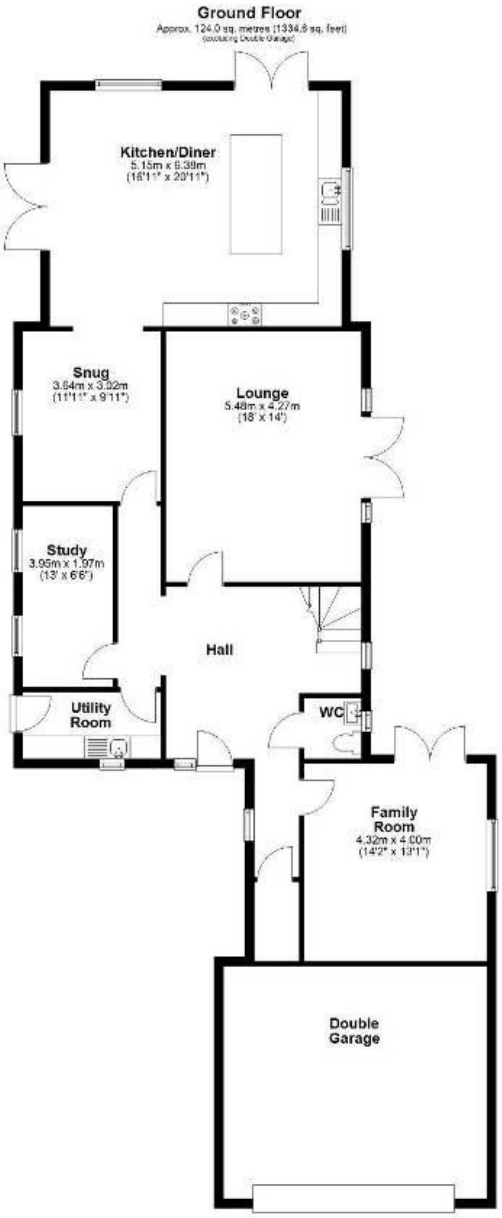


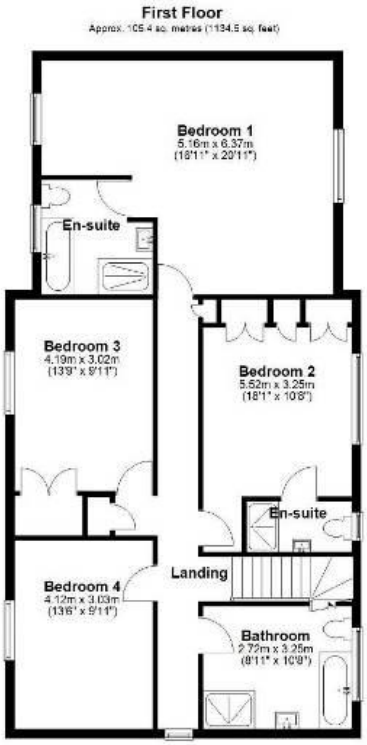












Tigh An Uillt

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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