



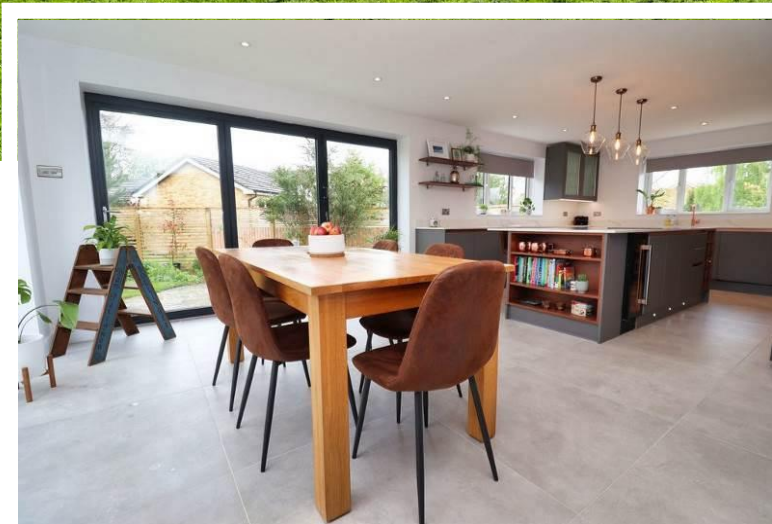
**Copper Beech House, 56 Brookfield Avenue, Nettleham**  
Lincoln, LN2 2TB

**Guide Price £585,000**

A most impressive executive home, extended and refurbished to the highest standard and beautifully situated in the heart of the village of Nettleham, with views over the village beck. The property has superb accommodation comprising of Hall, Lounge, high specification Kitchen Diner with double Bifold doors into the garden, complementing Utility Room, Office/Gym, Boot Room, Cloakroom/WC, First Floor Landing, Master Bedroom with Juliette balcony and luxury En-Suite Shower Room, Dressing Room, two further Double Bedrooms, second Bedroom with En-Suite Shower Room and a stunning spa-inspired Family Bathroom. Outside there is a generous landscaped frontage with driveway for multiple vehicles and an enclosed rear garden with a self-contained Home Office. Viewing of this property is essential to appreciate the standard of accommodation on offer.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – D**

**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.





**HALL** With staircase to the First Floor, tiled flooring, understairs storage cupboard, spotlights and radiator.

**LOUNGE** 18' 11" x 15' 10" (5.79m x 4.85m), with double glazed window to the front aspect, wood flooring, spotlights and two radiators.

**OFFICE/GYM** 18' 10" x 8' 9" (5.75m x 2.67m), a versatile reception room which could also be used as a fourth bedroom with double glazed window to the front aspect, storage cupboard, airing cupboard with recently replaced Ideal gas-fired central heating boiler, door to the rear garden, wood-effect flooring and radiator.

**BOOT ROOM** 6' 0" x 5' 3" (1.83m x 1.61m), with shelving and hanging space, double glazed window to the rear aspect, tiled flooring and spotlights.

**CLOAKROOM/WC** With close coupled WC, wash hand basin in a vanity-style unit with drawers beneath, storage cupboard, part-tiled walls, tiled flooring and radiator.



**KITCHEN/DINER** 25' 9" x 14' 0" (7.87m x 4.27m), newly fitted with a range of modern wall and base units with marble work surfaces over, complementing central island with breakfast bar and inset electric hob, undermount sink with stylish copper mixer tap over, eye-level electric oven, integrated microwave, dishwasher and wine fridge, feature downlighters, spotlights, under cabinet lights, kickboard lighting, tiled flooring, radiator, double glazed windows to the front and side aspects and double glazed Bifold doors to the side and rear aspects.

**UTILITY ROOM** 8' 8" x 6' 11" (2.65m x 2.11m), complementing the kitchen with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, spaces for a washing machine and tumble dryer, tiled flooring, spotlights and door to the rear garden.

**FIRST FLOOR LANDING** With loft access point, double glazed window to the rear aspect and radiator.



**BEDROOM 1** 14' 8" x 14' 2" (4.49m x 4.32m), with double glazed window to the front aspect, double glazed Juliette balcony to the side aspect, eaves storage, spotlights and radiator.

**LUXURY EN-SUITE SHOWER ROOM** With luxurious suite comprising of close coupled WC, wash hand basin in a vanity style unit with drawers beneath and walk-in shower cubicle with rainfall head, eaves storage, spotlights, part-tiled walls, tiled flooring, copper towel radiator and double glazed window to the rear aspect.

**DRESSING ROOM** With wood flooring, spotlights and eaves storage.







**BEDROOM 2** 19' 3" x 15' 11 (max)" (5.87m x 4.85m), with double glazed windows to the front and rear aspects, eaves storage, spotlights and radiator.

**EN-SUITE SHOWER ROOM** With suite comprising of close coupled WC, wash hand basin in a vanity-style unit, shower cubicle, spotlights, part-tiled walls, tiled flooring and copper towel radiator.

**BEDROOM 3** 12' 6" x 10' 0" (3.82m x 3.06m), with double glazed window to the front aspect, fitted wardrobe with sliding doors and radiator.

**LUXURY FAMILY BATHROOM** Fitted with a luxurious suite comprising of freestanding bath, close coupled WC and wash hand basin in a vanity-style unit with drawers beneath, spotlights, part-tiled walls, tiled flooring, copper towel radiator and double glazed window to the rear aspect.

**OUTSIDE** The property is pleasantly located beside the village stream, with a large gravelled front garden and side driveway providing off-street parking for multiple vehicles. To the rear there is an enclosed garden laid mainly to lawn with patio seating areas, pergola, mature shrubs, sheds and a large Home Office.

**SELF CONTAINED ANNEX**

**LIVING/DINING/KITCHEN** 16' 5 (max)" x 10' 10 (max)" (5m x 3.3m), with double glazed French doors to the garden, spotlights, kitchen area fitted with a stylish range of base and wall units with work surfaces over, integrated fridge, electric oven and hob, stainless steel sink with mixer tap over, tiled splashbacks and laminate flooring.

**BEDROOM** 10' 10" x 7' 6" (3.32m x 2.31m), with double glazed sliding doors to the garden, spotlights and laminate flooring.

**SHOWER ROOM** 7' 3" x 3' 6" (2.22m x 1.08m), fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity unit, tiled flooring, towel radiator and spotlights.



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1. None of these 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.

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**Ground Floor**

Approx. 132.7 sq. metres (1428.9 sq. feet)



**First Floor**

Approx. 87.1 sq. metres (937.3 sq. feet)



Total area: approx. 219.8 sq. metres (2366.9 sq. feet)

For illustration purposes only  
Please conduct your own checks

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

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