



3 Shaw Way

Nettleham, Lincoln, LN2 2XS

£385,000

A four bedroom detached family home positioned in the centre of the popular village of Nettleham. The property has accommodation to comprise of Inner Hallway, WC, fitted Kitchen, Utility Room, bay-fronted Lounge, Dining Room, Conservatory and stairs rising to a First Floor Landing giving access to four well-appointed Bedrooms, En-Suite Shower Room to Bedroom One and a Family Bathroom. Outside there are gardens to the front and rear, a driveway and an integral double garage. The property sits close to two local schools with 'Good' and 'Outstanding' Ofsted reports. Viewing of the property is essential to appreciate the accommodation and position it sits within this popular village location.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

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.





ACCOMMODATION

INNER HALLWAY

With stairs rising to First Floor Landing, newly fitted wooden flooring, radiators, exposed brickwork to the wall and doors to the WC, Kitchen and Lounge.

KITCHEN

9' 4" x 11' 1" (2.85m x 3.40m), with UPVC window overlooking the rear garden, door leading into the Utility Room, newly fitted wooden flooring, fitted with a range of base units and drawers with work surfaces over, sink and drainer with mixer tap, wall-mounted cupboards with complementary tiling and spaces for a fridge, freezer and cooker.

UTILITY ROOM

5' 0" x 10' 3" (1.53m x 3.13m), with UPVC window and door to the side aspect, doors leading to the Kitchen and Garage, spaces for a dishwasher or tumble dryer and radiator.

LOUNGE

11' 8" x 16' 3" (3.57m x 4.97m), with walk-in UPVC bay window to the front aspect, radiator, wall lights, fireplace with inset gas fire and newly fitted carpet.

DINING ROOM

9' 10" x 11' 6" (3.01m x 3.52m), with serving hatch to the Kitchen, UPVC sliding doors to the Conservatory, radiator and newly fitted carpet.

CONSERVATORY

12' 4" x 8' 9" (3.78m x 2.68m), with UPVC windows and door to the rear garden and feature resin flooring.

WC

With WC and wash hand basin.

FIRST FLOOR LANDING

Giving access to four Bedrooms, Bathroom and airing cupboard.

BEDROOM 1

9' 10" x 12' 5" (3.01m x 3.79m), with walk-in UPVC bay window to the front aspect, radiator and door to the En-Suite Shower Room.

EN-SUITE

6' 11" x 5' 6" (2.11m x 1.68m), with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin and part-tiled walls.

BEDROOM 2

10' 0" x 11' 9" (3.07m x 3.60m), with UPVC window to the rear aspect, area for fitted wardrobe and radiator.

BEDROOM 3

8' 11" x 9' 6" (2.74m x 2.90m), with UPVC window to the front aspect, radiator and overstairs storage area.

BEDROOM 4

8' 9" x 6' 2" (2.69m x 1.89m), with UPVC window to the rear aspect and radiator.





BATHROOM

5' 11" x 5' 10" (1.82m x 1.79m), with UPVC window to the side aspect, suite to comprise of bath, WC and wash hand basin and part-tiled walls.

DOUBLE GARAGE

16' 0" x 15' 10" (4.88m x 4.84m), with up and over door to the front aspect, door to the Utility Room, power and lighting.

OUTSIDE

To the front of the property there is lawned garden with mature shrubs, trees and flowerbeds and a driveway providing off-street parking for vehicles and giving vehicular access to the integral double garage. To the rear of the property there is a lawned garden and paved seating area.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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.

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

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.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 556088 and ask for Steven Spivey MRICS.

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 roughly checked.

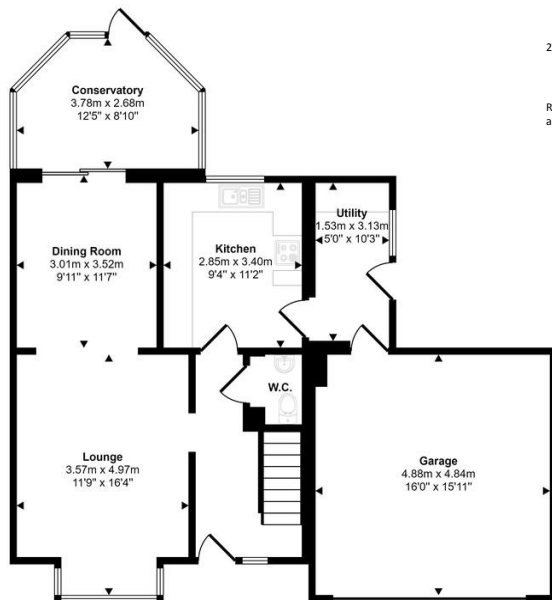
GENERAL

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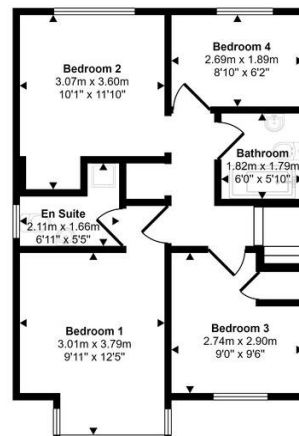
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Approx Gross Internal Area
136 sq m / 1461 sq ft



Ground Floor
Approx 88 sq m / 947 sq ft



First Floor
Approx 48 sq m / 514 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street
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22 Queen Street
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