

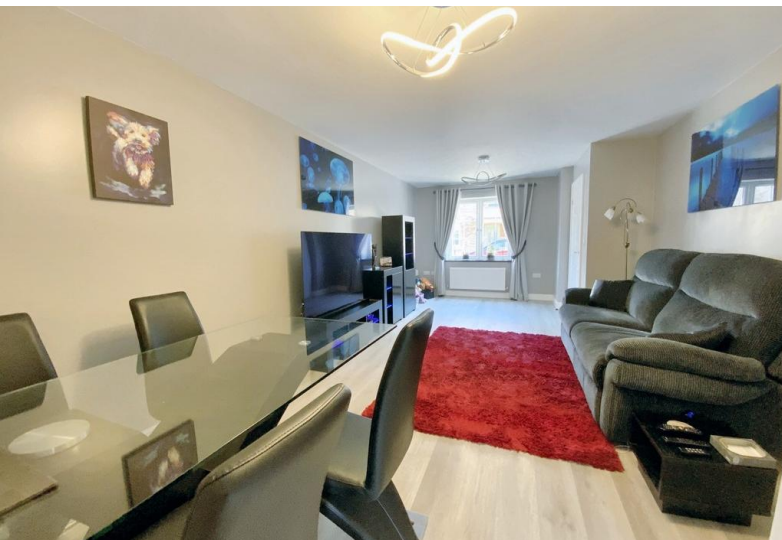


## 3 Arnage Court

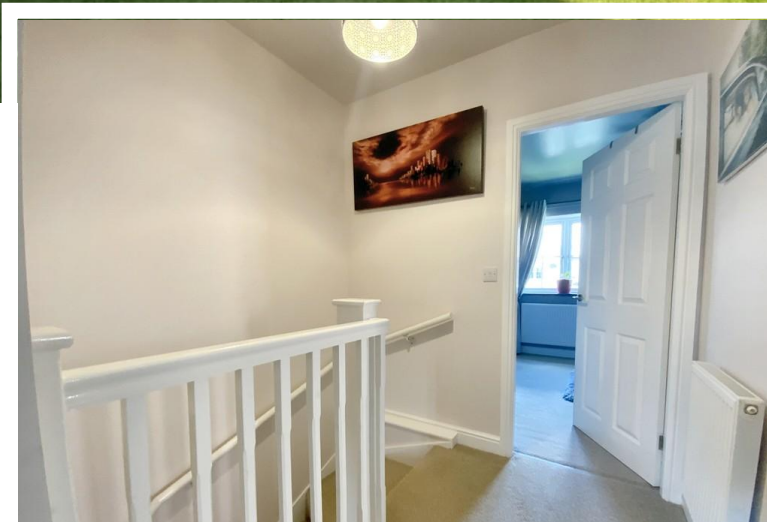
Nettleham, Lincoln, LN2 2ZB

**£280,000**

A modern three bedroom semi-detached property positioned in the popular village of Nettleham. The property was originally constructed by Messrs Homes by Stirlin and offers modern stylish living accommodation to comprise of Hallway, Lounge Diner, modern fitting Dining Kitchen, Ground Floor WC and a First Floor Landing leading to three well-appointed Bedrooms and a Bathroom. The property further benefits from loft space which is mostly boarded, creating additional storage space. Outside there is a driveway to the side providing parking for vehicles and a landscaped rear garden. Viewing of the property is essential to appreciate the accommodation and the position it sits within this popular village location.



## Arnage Court, Nettleham, Lincoln, LN2 2ZB



### SERVICES

All mains services available. Gas central heating.

### EPC RATING – B

**COUNCIL TAX BAND – B** (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.

### SERVICE CHARGES

Annual Service Charge Amount - approx. £126.25 per year.

Service Charge Reviewed - Annually in June/July (already paid for the period 2024-2025).

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



## ACCOMMODATION

### ENTRANCE HALL

With UPVC door to the front aspect, stairs to First Floor Landing and door to the Lounge Diner.

### LOUNGE/DINER

11' 6" x 22' 3" (3.51m x 6.80m), with UPVC window to the front aspect, radiator, space for dining table and doorway to the Kitchen.

### KITCHEN

14' 9" x 8' 4" (4.50m x 2.56m), with UPVC windows and door to the rear garden, door to WC, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap, integral electric oven and four ring gas hob with extraction above, integral dishwasher, fridge freezer and washing machine, wall-mounted cupboards with complementary tiling below and concealed gas central heating boiler.

### WC

With WC, wash hand basin and radiator.

### FIRST FLOOR LANDING

Giving access to Bathroom and three Bedrooms.

### OVERSTAIRS STORAGE CUPBOARD

With shelving.

### BEDROOM 1

12' 8" x 8' 3" (3.88m x 2.53m), with UPVC window to the rear aspect, radiator and a range of fitted wardrobes with concealed dressing table with Hollywood mirror.

### BEDROOM 2

7' 6" x 14' 7" (2.31m x 4.47m), with UPVC window to the front aspect and radiator.

### BEDROOM 3

6' 10" x 11' 6" (2.10m x 3.51m), with UPVC window to the front aspect and radiator.

### BATHROOM

7' 5" x 7' 1" (2.27m x 2.17m), with UPVC window to the side aspect, suite to comprise of bath with shower over, WC and wash hand basin, part-tiled walls and radiator.

### OUTSIDE

To the front of the property there is a path to the front door and flowerbeds. To the side there is a driveway providing off-street parking for vehicles. To the rear of the property there is a lawned garden, shed, flowerbeds, mature shrubs and trees and decked area





**WEBSITE**

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**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 them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 01522 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.

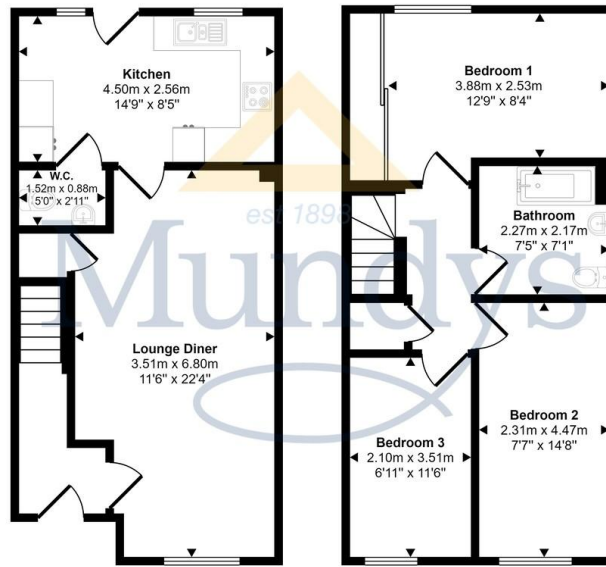
**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approx Gross Internal Area  
85 sq m / 913 sq ft



Ground Floor  
Approx 41 sq m / 445 sq ft

First Floor  
Approx 43 sq m / 467 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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LN8 3EH

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