



14 Cooper Close

Nettleham, Lincoln, LN2 2XX



Book a Viewing!

£375,000

A spacious family home in the popular village of Nettleham with accommodation comprising of Hall, Cloakroom/WC, Lounge with bay window, Dining Room, Conservatory, spacious Breakfast Kitchen and a First Floor Landing leading to four Bedrooms, Master with built-in wardrobes and En-Suite Shower Room, and a Family Shower Room. Outside there is a large frontage offering plenty of off-street parking, a double garage (part of which has been converted into a workshop), and a low maintenance private rear garden. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – TBC

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

HALL

With feature exposed brick wall, staircase to First Floor, double glazed window to the front aspect and radiator.

CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin and tiled splashbacks.

LOUNGE

14' 0" x 12' 1" (4.29m x 3.69m), with feature decorative fireplace, double glazed bay window to the front aspect and radiator.

DINING ROOM

11' 1" x 10' 0" (3.38m x 3.07m), with double glazed sliding doors to the Conservatory and radiator.

CONSERVATORY

12' 2" x 11' 8" (3.73m x 3.56m), with double glazed French doors and windows to the rear garden and radiator.

BREAKFAST KITCHEN

15' 1" x 10' 11" (4.60m x 3.35m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, integrated fridge and freezer, electric oven with gas hob and extractor fan over, space for dishwasher, wall-mounted gas-fired central heating boiler, tiled splashbacks, two double glazed windows to the rear aspect, door to the side aspect and radiator.



FIRST FLOOR LANDING

With airing cupboard and loft access point.

BEDROOM 1

12' 9" (max)" x 10' 0" (max)" (3.89m x 3.05m), with double glazed bay window to the front aspect, a range of fitted wardrobes and radiator.



EN SUITE SHOWER ROOM

7' 3" x 2' 11" (2.22m x 0.90m), fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, shaver point, part-tiled walls and double glazed window to the side aspect.

BEDROOM 2

9' 11" x 9' 6" (3.04m x 2.90m), with double glazed window to the rear aspect, fitted wardrobe and radiator.

BEDROOM 3

9' 3" x 6' 3" (2.83m x 1.93m), with double glazed window to the rear aspect and radiator.

BEDROOM 4

With double glazed window to the front aspect, overstairs storage cupboard and radiator.



SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity unit, radiator and double glazed window to the side aspect.



OUTSIDE

To the front of the property there is a tarmac block paved frontage providing off-street parking for multiple vehicles and access to the garage. To the rear there is an enclosed low maintenance rear garden which is laid to gravel with areas of artificial grass.

WORKSHOP

21' 9" x 9' 11 (max)" (6.63m x 3.02m), with a range of wall and base units, personal door to the rear aspect, light and power.

GARAGE

16' 5" x 8' 0" (5.02m x 2.45m), with up and over door to the front aspect, light and power.

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, Bird & 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, J Walter and Callum Lyman 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 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

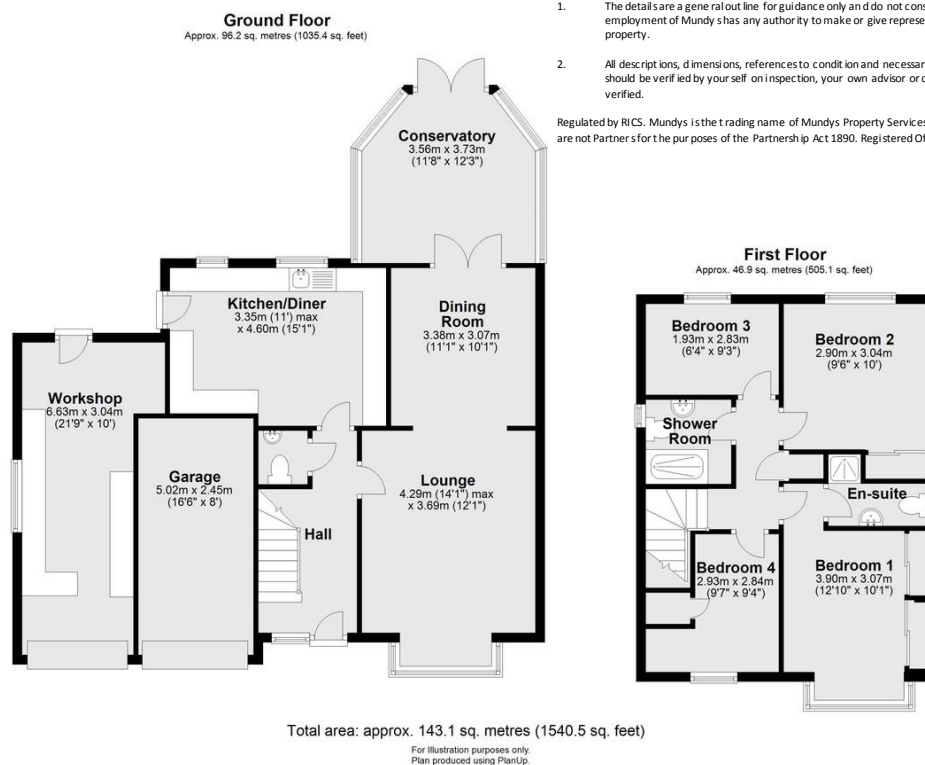
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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:

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