



18 Cherry Tree Lane Nettleham, Lincoln, LN2 2PR



Book a Viewing!

£425,000

A spacious detached bungalow situated in a particularly sought after position, on a larger than average plot within the ever popular village of Nettleham. The property offers several opportunities both in its current layout and also several options for expansion (STPP) or further modernisation in the future. The internal accommodation briefly comprises of Entrance Porch, Main Reception Hall, Lounge, Conservatory, Dining Room, Fitted Breakfast Kitchen, Four Bedrooms, Shower Room and Separate WC. Outside there is a south facing rear garden, a driveway providing off road parking for multiple vehicles and access to the attached Garage with electric roller doors allowing front and rear access leading to a Carport. There are good sized and well maintained lawned gardens to the front and rear. The property is being sold with No Onward Chain. Viewing of this property is highly recommended to appreciate the many unique features and the excellent position within the village.





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.



ENTRANCE PORCH With uPVC side entrance door and window and inner door to Entrance Hall.

ENTRANCE HALL With access to roof void, single radiator, airing cupboard incorporating single radiator and courtesy door to the garage.

WC With WC, wash hand basin and single radiator.

LOUNGE 20' 0" x 10' 10" (6.1m x 3.3m) With uPVC window to the side aspect, double radiator, coving to ceiling, gas fire and access through to the Conservatory.

DINING ROOM 16' 0" x 8' 0" (4.88m x 2.44m) With uPVC window to the rear aspect, single radiator and coving to ceiling.



CONSERVATORY 8' 11" x 8' 11" (2.72m x 2.72m) With sliding patio doors to the Lounge, uPVC windows and French doors to the rear garden and tiled flooring.

KITCHEN 17' 8" x 9' 3" (5.38m x 2.82m) Fitted with a range of wall, base units and drawers with work surfaces over, one and a half bowl sink and drainer unit, plumbing and space for washing machine and dishwasher, fitted double oven and hob, extractor fan, breakfast bar, Worcester gas central heating boiler, double radiator, part tiled surround and two uPVC windows to side and rear aspects.

BEDROOM 14' 6" x 11' 8" (4.42m x 3.56m) With uPVC window to the front aspect, single radiator and airing cupboard housing hot water cylinder.



BEDROOM 14' 7" x 7' 4" (4.44m x 2.24m) With uPVC window to the front aspect, single radiator and coving to ceiling.

BEDROOM 10' 0" x 9' 5" (3.05m x 2.87m) With uPVC window to the side aspect, single radiator, coving to ceiling and built in double wardrobe with sliding doors.

BEDROOM 10' 8" x 7' 3" (3.25m x 2.21m) With uPVC window to the side aspect, single radiator, built in storage cupboard and coving to ceiling.

SHOWER ROOM With suite comprising of walk in shower area, WC and wash hand basin with vanity unit, tiled flooring, double radiator and uPVC window to the side aspect.



OUTSIDE There are gardens to both the front and rear aspects. The front garden is laid to lawn with a variety of flowerbeds and shrubs. There is a driveway providing off-road parking for multiple vehicles and access to the Garage. There is a good sized rear garden which is laid to lawn and contains a wide variety of mature shrubs, flowerbeds and borders and further patio/seating area.

GARAGE 19' 6"(Max) x 10' 5" (5.94m x 3.18m) Having two electric roller doors, light and power.

CARPORT Located to the rear of the garage and allowing vehicle access via the rear electric roller door. Having hardstanding for vehicle.



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 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 £50 per sale and £100 per purchase from them.

CWH, J. Water and Callum Lyman 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 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 25.0 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 HomeBuyer Reports, call 0152 25 560 88 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 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.

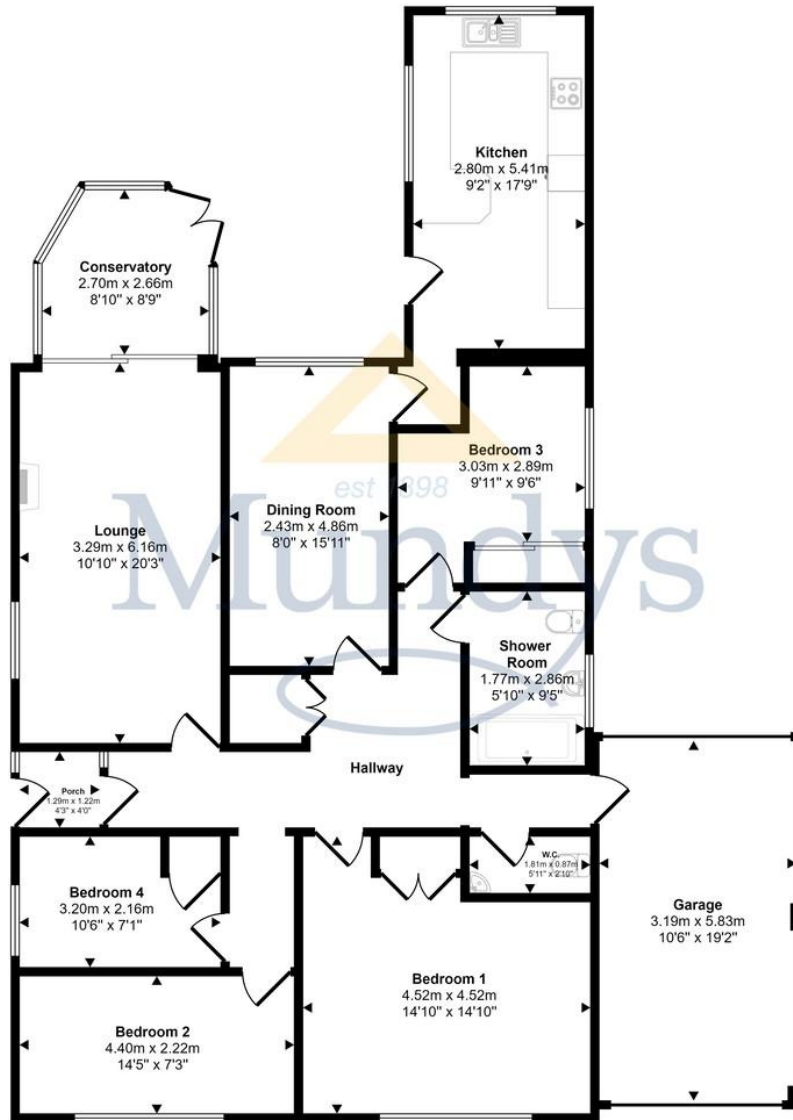
GENERAL

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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline of 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 on any matter 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 yourself or inspection, your own advisor or conveyancer, particularly on items stated herein and not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Approx Gross Internal Area
153 sq m / 1644 sq ft



Floorplan

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
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

