



14 Nettleham Close

Lincoln, LN2 1SJ



Book a Viewing!

£310,000

A three bedroomed semi-detached house situated in this quiet cul de sac location and on a corner plot. Located within the sought after area of Uphill Lincoln, just off Broadway and within walking distance to the Bailgate and historic Cathedral Quarter. Internally the property offers living accommodation briefly comprising of Hallway, Dining Room/Study, Lounge, Kitchen and a First Floor Landing leading to three Bedrooms and a Bathroom. Outside there is a lawned garden to the front and a driveway to the side providing off road parking which also gives access to the Attached Garage with a separate WC. To the rear of the property there is a further lawned garden. Viewing of the property is recommended and it is being sold with No Onward Chain. The house is sold as seen and the buyer should make their own arrangements for any alterations or upgrades they require at their cost.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundy's.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



ENTRANCE HALL

With timber door to the front elevation and stairs to the first floor.

DINING ROOM

12' 10" x 9' 10" (3.91m x 3m) , with UPVC double glazed window to the front elevation and radiator.

LOUNGE

17' 9" x 10' 11" (5.41m x 3.33m) , with UPVC double glazed windows to the front and rear elevations, fire surround and hearth with gas fire inset and radiator.

KITCHEN

16' 2" x 7' 7" (4.93m x 2.31m) , with UPVC double glazed window to the rear elevation, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashback, 1 1/2 bowl stainless steel sink unit and drainer, integral oven, four ring gas hob with extractor fan over, plumbing and space for washing machine, under stairs storage cupboard and a gas fired central heating boiler.



FIRST FLOOR LANDING

With UPVC double glazed window to the rear elevation and radiator.

BEDROOM 1

12' 10" x 9' 10" (3.91m x 3m) , with UPVC double glazed window to the front elevation, built-in wardrobe and radiator.



BEDROOM 2

11' 2" x 10' 11" (3.4m x 3.33m) , with UPVC double glazed window to the front elevation, over stairs storage cupboard and radiator.

BEDROOM 3

9' 10" x 7' 7" (3m x 2.31m) , with UPVC double glazed window to the rear elevation and radiator.

BATHROOM

7' 10" x 6' 3" (2.39m x 1.91m) , with UPVC double glazed window to the rear elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath with electric shower over, partly tiled walls, radiator and extractor fan.



OUTSIDE

To the front of the property there is a lawned garden with a hardstanding driveway to the side providing off road parking and giving access to the Attached Garage (which has a Separate WC to the rear). There is access to the side of the property leading to a rear lawned garden with a patio seating area.



WEBSITE

Our detailed website show 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

SMS & 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.

Claverings 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

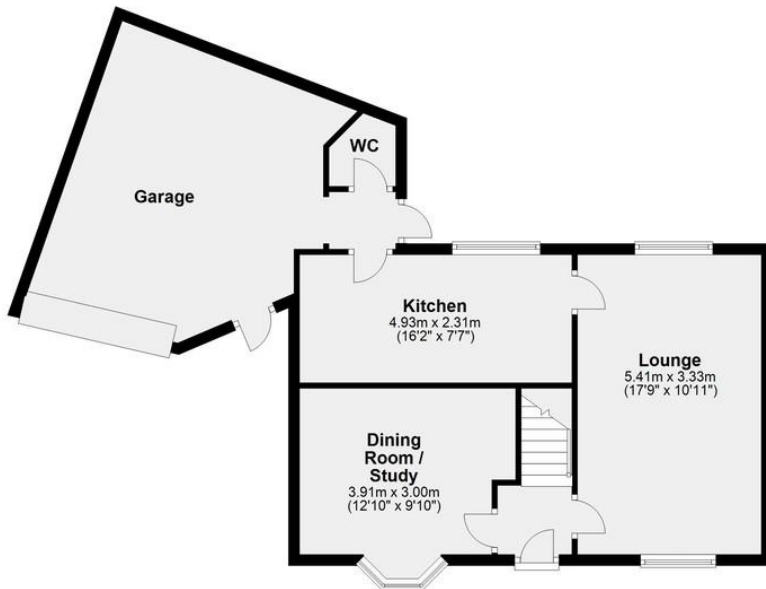
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 a spot verified.

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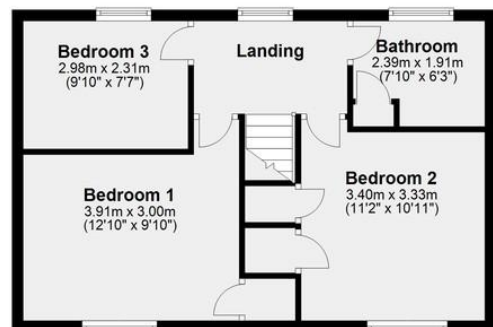
Ground Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



Total area: approx. 90.4 sq. metres (973.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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.

