



## 26 Lodge Lane

Nettleham, Lincoln, LN2 2RS



Book a Viewing!

### Offers in excess of £300,000

A non-estate detached bungalow situated within the sought after village of Nettleham and being within close proximity of the Village Centre. The internal accommodation briefly comprises of Entrance Hall, Inner Hallway, Lounge, Dining Room, Kitchen, Conservatory, three Bedrooms and Shower Room. Outside the property is positioned on a generous plot with gardens to the front, side and rear. There is driveway providing ample off road parking and giving access to the attached Tandem Garage and Car Port. There is also a Workshop (in need of some repair). The property further benefits from oil fired central heating.







#### **SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – C.

**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 Superstore, public houses and other amenities. There are infant and junior schools in the village, a teacher lead nursery within Nettleham Infant School and all grades of schooling are available in Uphill Lincoln and nearby villages.







## ACCOMMODATION

### ENTRANCE HALL

With uPVC main entrance door, single radiator and access to loft (with a loft ladder and partially boarded).

### LOUNGE

15' 1" x 9' 11" (4.6m x 3.02m) With double glazed sliding patio doors to the Conservatory, coving to ceiling and single and double radiators.

### DINING ROOM

12' 0" x 11' 7" (3.66m x 3.53m) With uPVC window to the side elevation, single radiator and fireplace.

### KITCHEN

11' 6" x 11' 4" (3.51m x 3.45m) Fitted with a range of wall, base units and drawers with work surfaces over, further fitted tall cupboards, plumbing for washing machine, coving to ceiling, double radiator, sink unit and drainer and uPVC window to rear elevation.

### CONSERVATORY

10' 9" x 11' 6" (max) (3.28m x 3.51m (max)) With double glazed windows, double glazed sliding doors to the rear garden and courtesy door to the Tandem Garage.

### BEDROOM

12' 7" (max into bay) x 10' 11" (3.84m (max into bay) x 3.33m) With uPVC bay window to front elevation, single radiator and coving to ceiling.



### BEDROOM

11' 0" x 10' 11" (3.35m x 3.33m) With uPVC window to front elevation, single radiator and coving to ceiling.

### BEDROOM

9' 11" x 8' 11" (3.02m x 2.72m) With double glazed window to side elevation and single radiator.

### SHOWER ROOM

7' 9" x 6' 10" (2.36m x 2.08m) With walk-in shower area, WC, wash hand basin, extractor fan, single radiator, uPVC window to side elevation and airing cupboard housing the hot water cylinder.



### OUTSIDE

The property is situated on a generous plot with lawned gardens to the front, side and rear. Front lawned garden with a driveway to the side providing ample off road parking and giving access to the attached Tandem Garage and Car Port. Rear and side mature lawned gardens and workshop.

### GARAGE

28' 9" x 9' 9" (max) (8.76m x 2.97m (max)) With double doors, light, power and housing the oil fired central heating boiler.

### WORKSHOP

29' 3" x 16' 9" (max) (8.92m x 5.11m (max)), With two windows (which is in need of repair).





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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 Calum 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.

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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.

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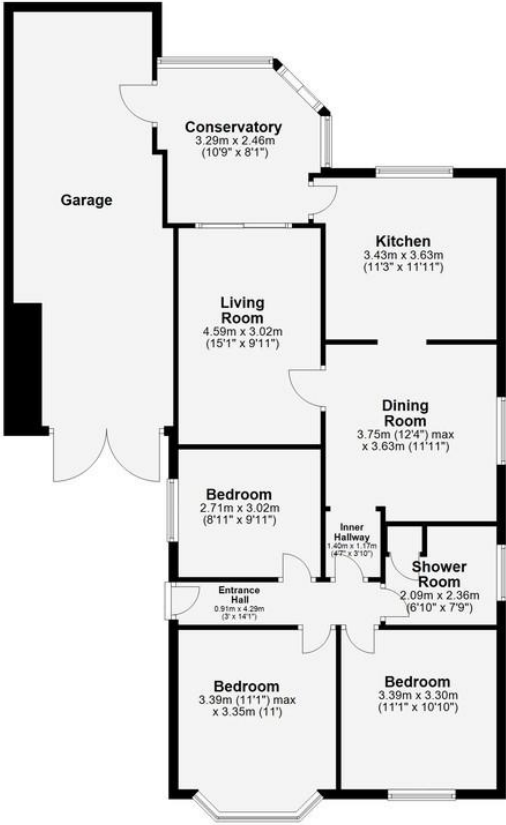
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1. None of the services or equipment have been checked or tested.  
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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**Floor Plan**  
Approx. 124.5 sq. metres (1340.4 sq. feet)



Total area: approx. 124.5 sq. metres (1340.4 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.

26 Lodge Lane, Nettleham, Lincoln

29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
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LN8 3EH

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