



1 Baker Drive

Nettleham, Lincoln, LN2 2FR



Book a Viewing!

TWO BEDROOMED SHARED OWNERSHIP BUNGALOW FOR THE OVER 55's

£157,500

(Represents a 75% Share)

A semi-detached bungalow offered for sale on a shared ownership basis with Lace Housing. The internal accommodation briefly comprises of Main Entrance Hall, Lounge/Diner, fitted Kitchen, two Bedrooms and Shower Room. Outside there is an allocated parking space and gardens to the front, side and rear. The property further benefits from gas central heating and viewing is highly recommended.



SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Leasehold.

Length of Lease - 125 years (lease start date 13th February 2020)

Years Remaining on Lease - 120 years (lease end date 14th February 2145)

Annual Service Charge Amount - approx. £893.28 (approx. £74.44pcm)

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

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

ENTRANCE HALL

With main entrance door with side window, access to the roof void, built-in storage cupboard and radiator.

LOUNGE/DINER

16' 4" x 13' 6" (4.98m x 4.11m) With UPVC French/patio doors and side windows and two radiators.

KITCHEN

10' 1" x 9' 2" (3.07m x 2.79m) Fitted with a range of wall, base units and drawers with work surfaces over, 1½ bowl sink unit and drainer, plumbing for washing machine and dishwasher, fitted oven and hob, extractor hood, integral fridge freezer, cupboard housing the gas central heating boiler and UPVC window to the front elevation.

BEDROOM

12' 5" x 12' 5" (3.78m x 3.78m) With UPVC window to the rear elevation and radiator.

BEDROOM

9' 8" x 8' 8" (2.95m x 2.64m) With UPVC window to the front elevation and radiator.

SHOWER ROOM

With suite to comprise of walk-in fitted shower area, WC and wash hand basin, towel radiator, fitted vanity unit, extractor fan, part tiled surround and shaver point.

OUTSIDE

There are lawned gardens to the front, side and rear with a patio area, hardstanding area and outside power point. There is an allocated parking space and ease of access leading to the main entrance door.

ACCESS TO COMMUNAL FACILITIES

Fully furnished lounge and seating areas

Fully equipped kitchen with hob

Disabled WC

Passenger platform lift

Car Park

External seating and maintained gardens





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 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.

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

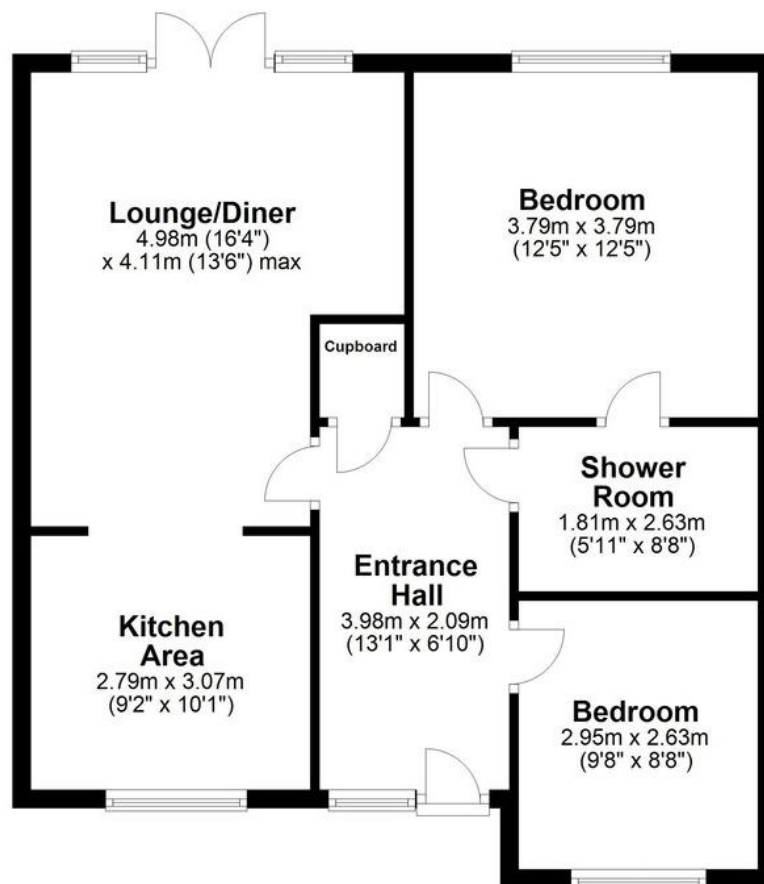
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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. 65.2 sq. metres (701.3 sq. feet)



Total area: approx. 65.2 sq. metres (701.3 sq. feet)

For Guidance Purposes Only
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 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.

