



## 21 Greenfields

Nettleham, Lincoln, LN2 2RY



Book a Viewing!

**£416,000**

A beautifully presented and extended detached four bedroom dormer style bungalow, superbly positioned in the sought-after village of Nettleham. This spacious and versatile property offers well-appointed accommodation completely renovated top to bottom, comprising a lounge, newly fitted modern kitchen, ground floor luxury family bathroom, two ground floor bedrooms which one is being used as a dining room and stairs rising to two recently created first floor bedrooms and an additional bathroom/utility room. The property benefits from front and rear gardens, a driveway, a larger than average tandem garage and a generously sized rear garden.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – C.

**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, 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.





#### INNER HALLWAY

With UPVC entrance door to the front and doors leading to the lounge and kitchen.

#### LOUNGE

15' 5" x 11' 10" (4.70m x 3.63m) With a UPVC triple glazed window to the front aspect, decorative fireplace and radiator.

#### KITCHEN

12' 11" x 11' 3" (3.96m x 3.45m) With a UPVC triple glazed window to the front, a further UPVC window and door to the side, vinyl floor covering, a range of newly fitted modern base units and drawers with work surfaces over, a stainless steel sink and drainer with mixer tap, integrated double oven and grill, four ring electric hob with extractor above, integrated dishwasher, space for a freestanding fridge freezer, wall-mounted cupboards with complementary splashback, radiator and ample space for a dining table.



#### BATHROOM

4' 9" x 8' 2" (1.47m x 2.51m) With UPVC triple glazed window to the side, tiled flooring, tiled walls, fitted with a modern suite comprising walk-in shower, WC and wash basin set within a vanity cupboard, chrome towel radiator and LED spotlights.

#### INNER HALLWAY

With UPVC double doors to the rear garden, radiator, stairs rising to the first floor landing/study area, doors to two ground floor bedrooms, the bathroom, an airing cupboard and a full-height storage cupboard.



#### BEDROOM 2

12' 9" x 11' 5" (3.91m x 3.48m) With UPVC triple glazed window to the rear, fitted mirrored wardrobe and radiator.

#### BEDROOM 4 / DINING ROOM

11' 5" x 8' 10" (3.49m x 2.71m) With UPVC triple glazed window to the rear and space for a dining table (can be used as a bedroom).

#### FIRST FLOOR LANDING/STUDY AREA

Offering a fitted desk or study area and doors leading to two bedrooms and the bathroom/utility room.

#### BEDROOM 1

20' 0" x 10' 11" (6.11m x 3.34m) With UPVC triple glazed window to the rear aspect, Velux window to the front, radiator and fitted wardrobes.

#### BEDROOM 3

8' 4" x 10' 11" (2.56m x 3.34m) With UPVC triple glazed window to the rear and radiator.

#### BATHROOM / UTILITY

11' 3" x 8' 10" (3.45m x 2.71m) With UPVC window to the side aspect, fitted with a suite comprising of bath with shower over, WC and wash basin set within a vanity unit, fitted cupboards housing a freestanding washing machine and tumble dryer with work surfaces over.







**GARAGE**  
28' 6" x 8' 4" (8.71m x 2.55 m) A larger than average tandem garage with an electric up and over door to the front, window to the side and personnel door to the rear.

**OUTSIDE**  
The front garden is mainly laid to lawn with a driveway providing off-street parking and access to the tandem garage. To the rear of the property there is a generously sized garden which is predominantly laid to lawn with a block paved seating area and garden shed.

**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](http://mundys.net)

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**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.

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.

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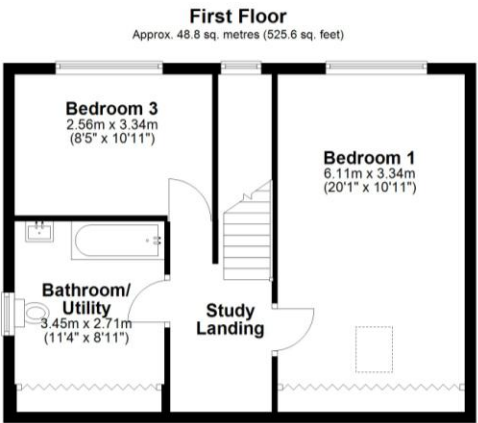
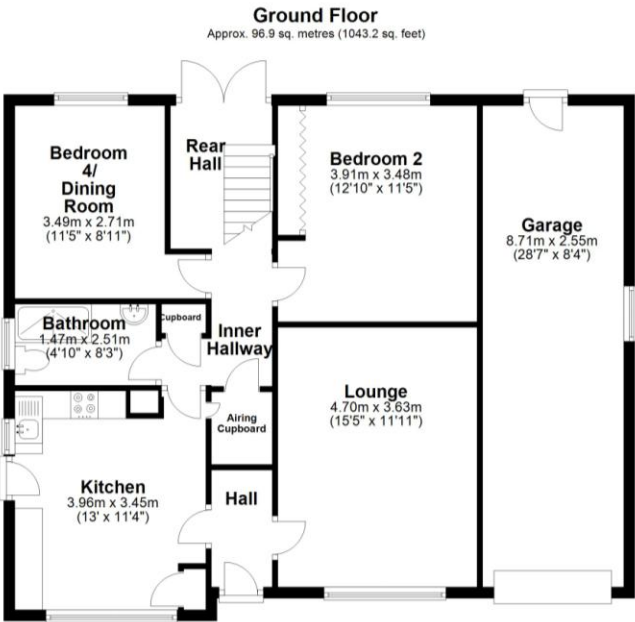
**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**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 thoroughly checked.

**GENERAL**  
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Total area: approx. 145.7 sq. metres (1568.8 sq. feet)

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.

