



57 Nettleham Road
Lincoln, LN2 1RT



Book a Viewing!

£575,000

A beautiful four bedroom detached family home located in this sought-after Uphill location close to Lincoln's Bailgate. The property has many original features and spacious extended living accommodation comprising of Entrance Hall, Lounge, Dining Room, Cloakroom/WC, modern fitted Kitchen/Breakfast Room, Sitting Room, Utility Room and a First Floor Landing leading to four double Bedrooms, Family Bathroom and a separate Shower Room. Outside there is a block paved driveway for multiple vehicles and a generous rear garden. Viewing is highly recommended to appreciate the accommodation on offer and the prestigious Uphill position in which it sits.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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 staircase to the First Floor, original tiled flooring and radiator.

CLOAKROOM/WC

With close coupled WC, wall-mounted wash hand basin, original tiled flooring and radiator.

LOUNGE

12' 11" x 12' 11" (3.96m x 3.95m) With double glazed bay window to the front aspect, double glazed window to the side aspect, electric burner set within a feature brick fireplace, wooden flooring and radiator.



KITCHEN/BREAKFAST ROOM

8' 11" x 20' 6" (2.74m x 6.25m) Fitted with a modern range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, eye-level electric double oven, electric hob with extractor fan over, integrated dishwasher and fridge freezer, breakfast bar, spotlights, tiled flooring, tiled splashbacks, double glazed window to the side aspect, Velux window and double glazed French doors to the rear garden.

UTILITY ROOM

With spaces for a washing machine and tumble dryer, wall cupboards, wall-mounted gas-fired central heating boiler and tiled flooring.



SITTING ROOM

13' 3" x 11' 5" (4.04m x 3.48m) With double glazed French doors to the rear garden, double glazed window to the side aspect, tiled flooring and radiator.

DINING ROOM

12' 11" x 12' 10" (3.94m x 3.93m) With double glazed window to the front aspect, log burner, wooden flooring and radiator.



FIRST FLOOR LANDING

With double glazed window to the side aspect and radiator.

BEDROOM 1

12' 9" x 12' 0" (3.90m x 3.66m) With double glazed window to the rear aspect, range of fitted wardrobes, wooden flooring and radiator.

BEDROOM 2

12' 11" x 9' 10" (3.94m x 3.01m) With double glazed window to the front aspect, double fitted wardrobe, decorative fireplace, wooden flooring and radiator.



BEDROOM 3

13' 1" x 12' 11" (max)" (3.99m x 3.94m) With double glazed window to the front aspect, double fitted wardrobe, cast iron fireplace, wooden flooring and radiator.



BEDROOM 4

9' 4" x 8' 11" (2.87m x 2.72m) With double glazed window to the rear aspect, wooden flooring and radiator.

BATHROOM

Fitted with a three piece suite comprising of L-shaped panelled bath with rainfall shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled flooring, tiled splashbacks, spotlights, radiator and double glazed window to the side aspect.

SHOWER ROOM

With shower cubicle, chrome towel radiator, tiled walls, tiled flooring and double glazed window to the side aspect.



OUTSIDE

To the front of the property there is a block paved driveway providing ample off-street parking for multiple vehicles. To the rear of the property there is a generous enclosed garden which is laid mainly to lawn with patio seating area, mature shrubs, fruit trees and a large 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

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 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 and J Walter 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 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 given 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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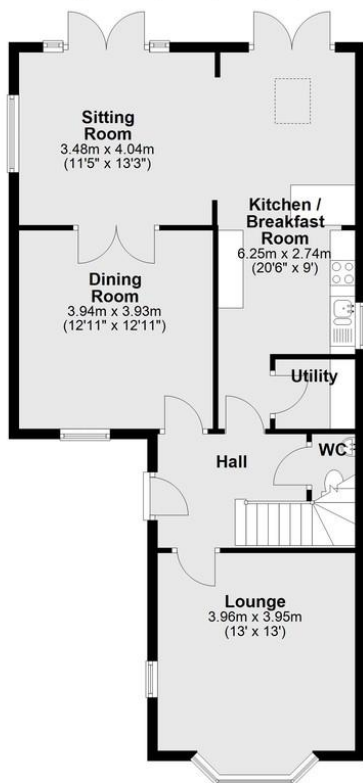






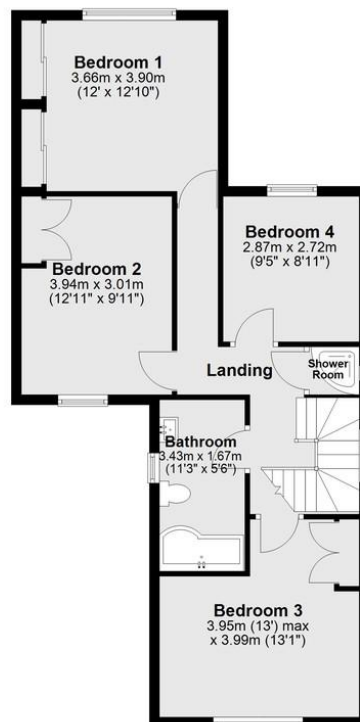
Ground Floor

Approx. 76.5 sq. metres (823.2 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.0 sq. feet)



Total area: approx. 142.4 sq. metres (1533.1 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

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