



**8 Cliff Avenue**  
Nettleham, LN2 2PU



Book a Viewing!

**£350,000**

Situated on a desirable cul de sac within the sought after village of Nettleham, this deceptively spacious Two Bedroom Detached Bungalow beautifully combines comfort and elegance. The property was originally designed as a three bedroom property, and boasts a welcoming Reception Room leading into a generous Lounge and a formal Dining Room, seamlessly flowing into a well appointed Kitchen. The Master Suite impresses with a stylish Dressing Room and En-Suite Shower Room, complemented by a Second Double Bedroom and a Family Bathroom. Externally, the home is surrounded by landscaped gardens, a driveway offering off street parking and a single garage. Offered with NO CHAIN, this exquisite bungalow represents a rare opportunity to acquire a distinguished home in a prime location, early viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**NOTE**

Owned Solar Panels on the roof.

**EPC RATING** – to follow.

**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.



## ACCOMMODATION

### RECEPTION Room

26' 8" x 6' 9" (8.14m x 2.08m) With double glazed windows to the front and side aspects, roof lantern, spotlights, two radiators, double glazed window to the rear garden and door to the garage.

### LOUNGE

20' 11" x 12' 6" (6.38m x 3.82m) With three double glazed windows to the front and side aspects, original parquet flooring, gas fire set within a feature fireplace and two radiators.

### DINING ROOM

11' 4" x 10' 9" (3.46m x 3.28m) With window to the side aspect, original parquet flooring and radiator.



### KITCHEN

10' 10" x 9' 3" (3.31m x 2.83m) Fitted with a range of wall and base units with work surfaces over, ceramic 1½ bowl sink with side drainer and mixer tap over, spaces for cooker and fridge freezer, tiled flooring and splashbacks, two double glazed windows to the side aspect and radiator.

### HALL

With airing cupboard, original parquet flooring and radiator.

### BEDROOM 1

12' 7" x 10' 5" (3.85m x 3.18m) With radiator, double glazed windows to the side and rear aspects.



### DRESSING ROOM

7' 11" x 6' 9" (2.42m x 2.06m) With a range of fitted wardrobes, double glazed window to the rear aspect, laminate flooring and radiator.

### EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin, tiled flooring and splashbacks, radiator and double glazed window to the side aspect.

### BEDROOM 2

10' 9" x 9' 3" (3.28m x 2.84m) With double glazed window to the side aspect, laminate flooring and radiator.



### BATHROOM

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

### OUTSIDE

To the front of the property there is a gravelled garden with shrubs inset. There is a paved driveway providing off street parking and access to the garage. The single garage has up-and-over door to the front, personnel door to the reception porch, window to the rear, light and power. To the rear of the property there is a landscaped enclosed garden laid mainly to gravel with patio seating areas, greenhouse, inset borders, flowerbeds and shrubs.



**WEBSITE**

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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.

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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 roughly checked.

**GENERAL**

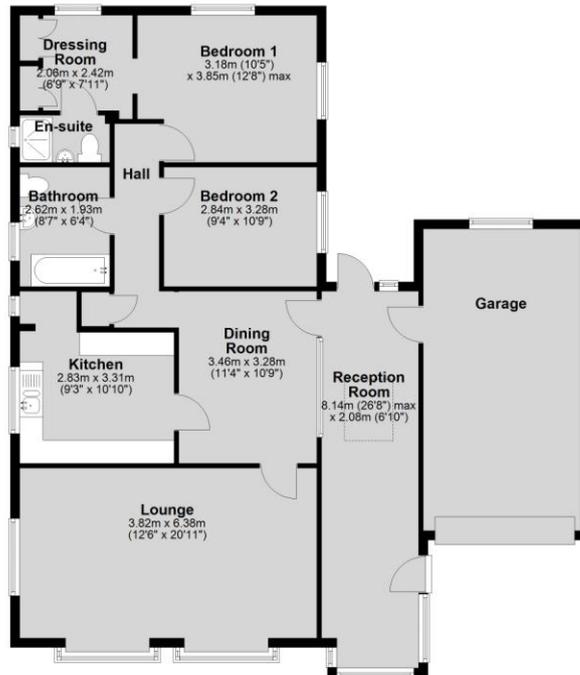
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**Ground Floor**

Approx. 128.4 sq. metres (1382.1 sq. feet)



Total area: approx. 128.4 sq. metres (1382.1 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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.



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