



**12 Crescent Close,  
Nettleham, LN2 2SP**

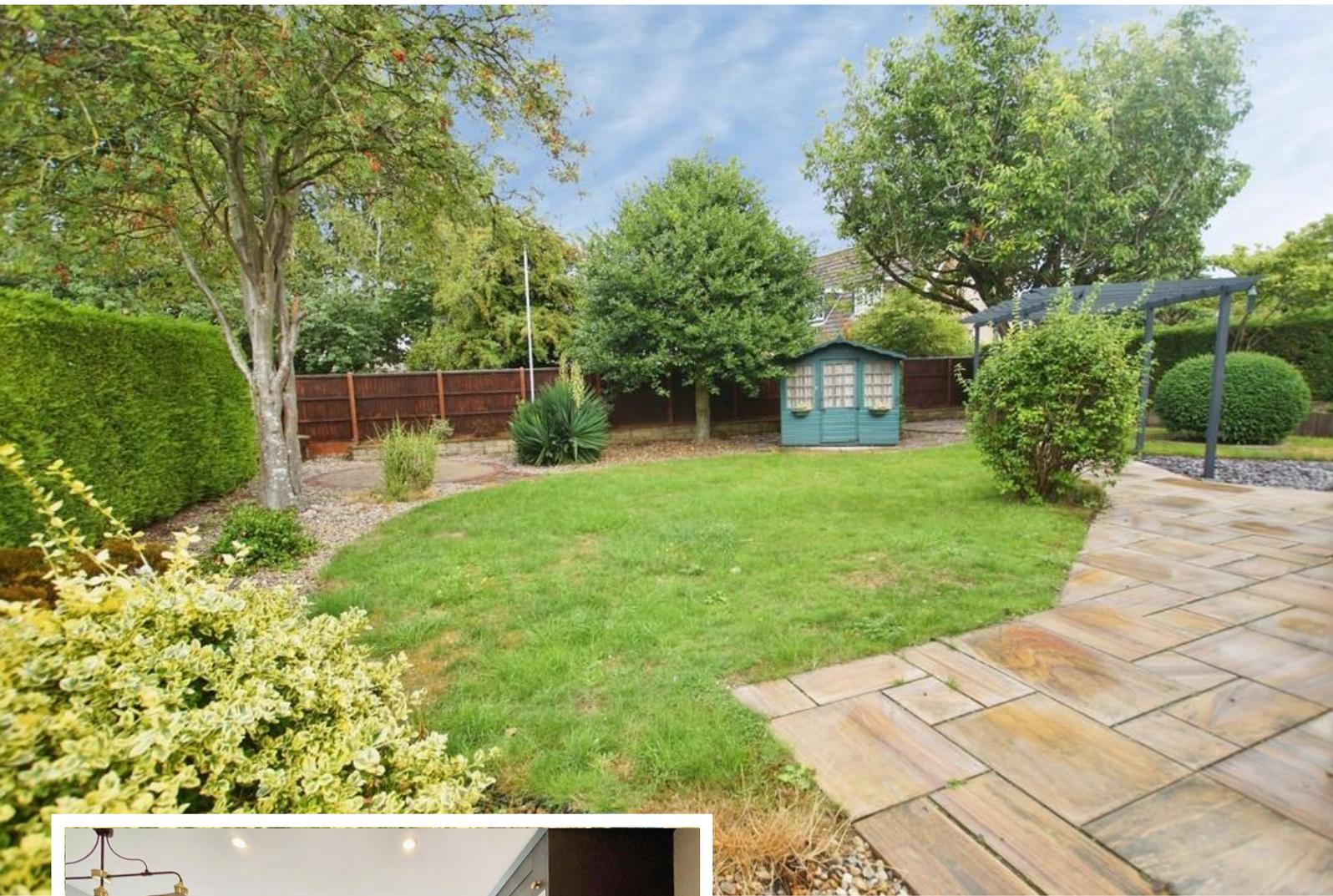


Book a Viewing!

**£550,000**

A fantastically positioned Four Bedroom Detached Home, set back from the road on a private driveway and occupying a generous plot of approximately 0.22 acres, within the highly sought after village of Nettleham. Offered for sale with No Onward Chain, this substantial and well balanced family home provides spacious and versatile accommodation throughout, including Four Double Bedrooms, Multiple Reception Rooms, a double garage and the added benefit of solar panels, enhancing the property's energy efficiency and long term running costs. The home enjoys a mature and private plot with excellent parking and beautifully established rear gardens. This is a rare opportunity to acquire a well balanced detached home in one of Lincolnshire's most desirable villages.





**SERVICES**

All mains services available. Solar Panels, Gas central heating.

**EPC RATING** – B.

**COUNCIL TAX BAND** – F.

**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

### ENTRANCE HALL

A spacious and welcoming entrance hall accessed via a UPVC frosted glazed door, providing access to all principal ground floor reception rooms, kitchen and cloakroom facilities. The space is finished with wooden flooring, features an understairs storage cupboard and stairs rising to the first floor landing.

### LOUNGE

19' x 13' 10" (5.79m x 4.22m) A generous dual aspect reception room enjoying a UPVC bay window to the front, additional UPVC window overlooking the rear garden, feature fireplace, radiator and access is provided via glazed panelled wooden doors.



### KITCHEN

18' 10 max" x 11' 0" (5.74m x 3.35m) A modern and well appointed kitchen/diner fitted with a comprehensive range of wall and base units with work surfaces over, breakfast bar, tiled splashbacks, 1½ bowl ceramic sink with mixer tap and boiling water tap, electric hob with extractor, eye-level double oven and integrated microwave, integrated dishwasher, and space for an American style fridge freezer, UPVC windows to the rear and side aspects provide plenty of natural light, and the room flows directly through to the utility area.



### UTILITY ROOM

A practical and spacious addition, spaces for washing machine and tumble dryer, additional work surfaces and sink with mixer tap, wall mounted gas boiler, tiled flooring, built-in storage, a UPVC window to the side aspect and a frosted UPVC door to the rear garden.

### DINING ROOM

8' 10" x 12' 3" (2.69m x 3.73m) With laminate flooring, radiator, accessed via glazed panel doors from the hallway, patio doors lead directly into the conservatory, allowing the space to flow beautifully for entertaining or family living while enjoying views over the rear garden.



SITTING ROOM 9' 6" x 16' 1" (2.9m x 4.9m) With log burner set in a feature fireplace with oak mantle, stylish wall panelling, a UPVC window to the front aspect and radiator.

### SHOWER ROOM

With UPVC window, low level WC and wash hand basin, shower cubicle, part tiled surround, tiled floor and heated towel rail.



#### CONSERVATORY

A substantial UPVC conservatory with half height brick construction and pitched roof, tiled flooring, UPVC double doors to the rear garden, making this a superb additional living space.

#### FIRST FLOOR LANDING

With two UPVC windows to the front aspect, built-in storage cupboard housing the hot water cylinder, access to the loft space and doors leading to all four double bedrooms and the family bathroom.

#### BEDROOM 1

12' 6" x 11' 1" (3.81m x 3.38m) With UPVC window to the rear aspect, radiator and access to a private en-suite.



#### EN-SUITE

A stylish three piece suite comprising shower enclosure with mermaid boarding, wash hand basin with vanity storage beneath and WC, tiled flooring, spotlights, chrome towel radiator and a frosted UPVC window to the side aspect.

#### BEDROOM 2

10' 11" x 13' 9" (3.33m x 4.19m) A further rear-facing double bedroom with UPVC window, radiator and built-in wardrobe storage.



#### BEDROOM 3

8' 10" x 12' 2" (2.69m x 3.71m) A rear facing double bedroom with UPVC window and built-in wardrobe storage.

#### BEDROOM 4

7' 8" x 10' 8" (2.34m x 3.25m) A double bedroom positioned to the front aspect with UPVC window overlooking the driveway and radiator.



#### BATHROOM

Fitted with a modern three piece suite including shower enclosure with tiled splashbacks, wash hand basin with vanity storage and WC, tiled flooring, upright towel radiator, spotlights and extractor fan.

#### DOUBLE GARAGE

19' 10" x 16' 2" (6.05m x 4.93m) A detached double garage featuring two manual up-and-over doors, rear pedestrian access door and rear facing UPVC window, power, lighting, water supply and useful rafter storage.



## OUTSIDE

To the front, the property is approached via a substantial block paved private driveway providing parking for multiple vehicles and access to the double garage. The frontage is enhanced by mature borders and shrubs, and a carport provides additional covered parking or storage while offering further access to the rear garden.

The rear garden is a beautifully established and private outdoor space, enclosed by secure fencing and mature hedging. Predominantly laid to lawn, the garden also features patio seating areas, slate sections and well stocked planted borders with mature shrubs and trees, garden shed, summer house and pedestrian access through to the double garage.

### 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)

### 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 & Co, Taylor Rose, 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 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 01 522 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 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 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 not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 203.2 sq. metres (2186.7 sq. feet)

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS  
01522 510044

**22 Queen Street**  
Market Rasen  
LN8 3EH  
01673 847487

**22 King Street**  
Southwell  
NG26 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.



[www.mundys.net](http://www.mundys.net)