



**2 Willowfield Avenue, Nettleham,  
Lincoln, LN2 2TH**



Book a Viewing!

**£335,000**

This is a fantastic opportunity to purchase a spacious five bedroom detached family home, ideally located in the highly sought after village of Nettleham. The property offers well-presented and versatile living accommodation including a porch, welcoming entrance hall, lounge, dining room, kitchen, utility room and a doakroom/WC. Upstairs, the first floor features a landing leading to five generously sized bedrooms and a family bathroom, providing ample space for a growing family. Occupying a substantial corner plot, the home benefits from gardens to the front, side and rear, along with a driveway offering parking for multiple vehicles and an integral single garage. While the property would benefit from some modernisation, it presents excellent potential to create a wonderful long term family home. NO CHAIN.



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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

**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

### PORCH

With double glazed windows to the front and side aspects and tiled flooring.

### HALL

With staircase to the first floor, double glazed window to the front aspect, under stairs storage cupboard and radiator.

### LOUNGE

15' 5" x 12' 4" (4.70m x 3.77m) With double glazed window to the front aspect, double glazed sliding doors to the rear garden, electric fire set within a feature fireplace and radiator.

### DINING ROOM

8' 11" x 8' 7" (2.72m x 2.64m) With double glazed window to the rear aspect and radiator.

### KITCHEN

12' 11" x 8' 7" (3.95m x 2.64m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for cooker and dishwasher, radiator and double glazed window to the rear aspect.

### UTILITY ROOM

With stainless steel sink with side drainer and hot and cold taps over, wall mounted gas fired central heating boiler, space for washing machine, personnel door to the garage, double glazed window to the rear aspect and door to the rear garden.

### CLOAKROOM/WC

With close coupled WC and double glazed window to the rear aspect.

### FIRST FLOOR LANDING

With airing cupboard.

### BEDROOM 1

12' 9" x 12' 0" (3.90m x 3.67m) With double glazed window to the front aspect and radiator.

### BEDROOM 2

14' 0" x 8' 7" (4.27m x 2.63m) With double glazed window to the rear aspect and radiator.

### BEDROOM 3

11' 6" x 8' 11" (3.53m x 2.73m) With double glazed window to the front aspect and radiator.

### BEDROOM 4

9' 6" x 8' 11" (2.92m x 2.73m) With double glazed window to the rear aspect and radiator.





## BEDROOM 5

9' 1" x 7' 0" (2.78m x 2.15m) With double glazed window to the front aspect 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 splashbacks, radiator and double glazed window to the rear aspect.

## OUTSIDE

The property sits on a generous corner plot. To the front there is a lawned garden with a driveway providing off street parking for multiple vehicles and access to the garage. The single integral garage has an up and over door to the front, personnel door to the utility room, two windows to the side aspect, light and power. To the rear and side of the property there is an enclosed rear garden laid mainly to lawn with mature shrubs.



### WEB SITE

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

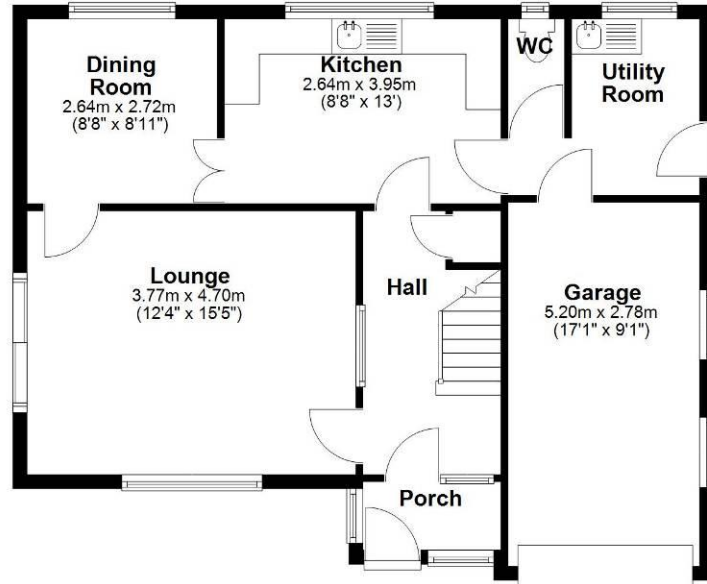
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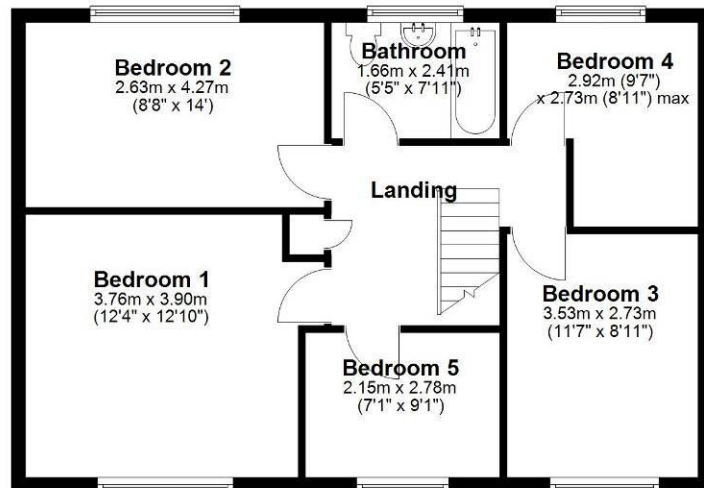
### Ground Floor

Approx. 68.6 sq. metres (737.9 sq. feet)



### First Floor

Approx. 63.0 sq. metres (677.6 sq. feet)



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**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

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