



230 Nettleham Road
Lincoln, LN2 4DH



Book a Viewing!

£340,000

Ideally situated in the sought after Uphill area of Lincoln, close to the Bailgate, City Centre and with easy access to the A46 bypass, this immaculate three bedroom detached home offers beautifully presented living accommodation throughout. The property comprises of an inviting entrance hall, a spacious lounge/diner, a bright conservatory and a well-appointed kitchen/breakfast room. To the first floor, there are three well-appointed bedrooms, including a master bedroom with en-suite shower room, along with a modern family bathroom. Externally, the property benefits from a block paved driveway to the front, providing ample off street parking, as well as a single detached garage. To the rear, the stunning, well-maintained garden is a standout feature, boasting established flowerbeds and a peaceful setting. Early viewing is highly recommended to fully appreciate this exceptional family home.





SERVICES

All mains services available. Gas central heating.

EPC RATING — C.

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 Lincoln Bishop University.



ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, double glazed window to the front aspect, tiled flooring and radiator.

LOUNGE/DINER

19' 9" x 12' 5" (6.04m x 3.79m) With three double glazed windows to the front and side aspects, decorative glazed door to the conservatory, tiled flooring and two radiators.

CONSERVATORY

With double glazed French doors to the rear garden, tiled flooring and ceiling fan.

KITCHEN/BREAKFAST ROOM

12' 8" x 11' 11" (3.88m x 3.65m) Fitted with a range of wall and base units with work surfaces over, Belfast sink with side drainer and mixer tap over, integrated dishwasher, spaces for American fridge freezer, washing machine and Range cooker, tiled flooring and splashbacks, spotlights, under stairs storage cupboard, two double glazed windows to the side and rear aspects and door to the garden.

FIRST FLOOR LANDING

With two double glazed windows to the front and side aspects, airing cupboard and two radiators.



BEDROOM 1

10' 2" x 8' 11" (3.10m x 2.74m) With double glazed window to the side aspect and radiator.

EN-SUITE SHOWER ROOM

5' 10" x 3' 2" (1.78m x 0.97m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled splashbacks and flooring.



BEDROOM 2

15' 7" x 9' 4" (4.75m x 2.85m) With double glazed window to the front aspect and radiator.

BEDROOM 3

9' 3" x 6' 6" (2.84m x 1.99m) With double glazed window to the rear aspect and radiator.

BATHROOM

6' 2" x 6' 2" (1.89m x 1.89m) Fitted with a three piece suite comprising of P-shaped panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, tiled splashbacks, laminate flooring and double glazed window to the rear aspect.





OUTSIDE

To the front of the property there is a substantial block paved driveway providing ample off street parking and leading to the detached single garage. The garage has an up and over door to the front, personnel door to the side, power and lighting. To the rear there is a large and established enclosed rear garden, laid mainly to lawn with mature shrubs, trees and a variety of well stocked flower beds and borders, patio seating area, walkways and garden shed.

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

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.

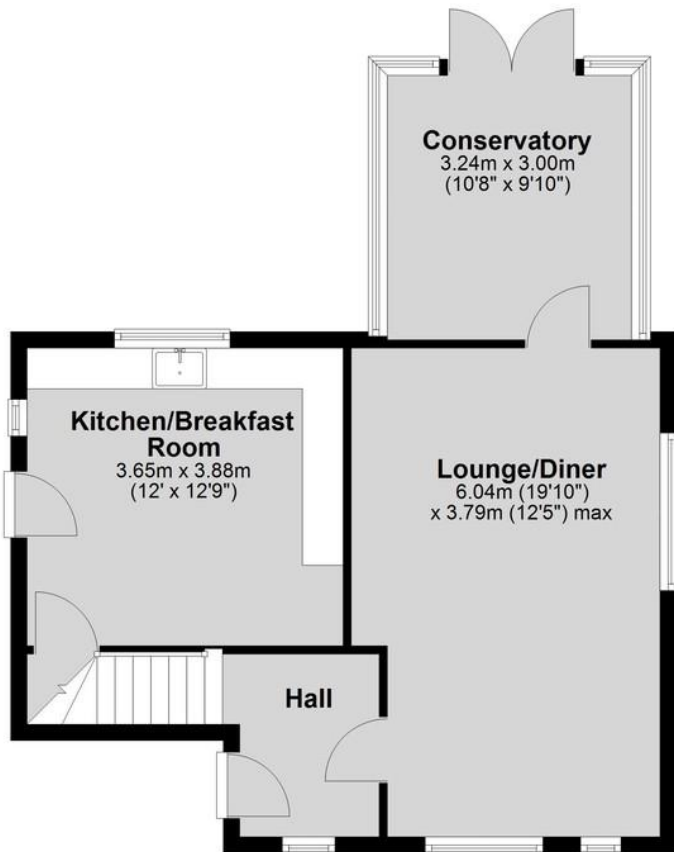
Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.





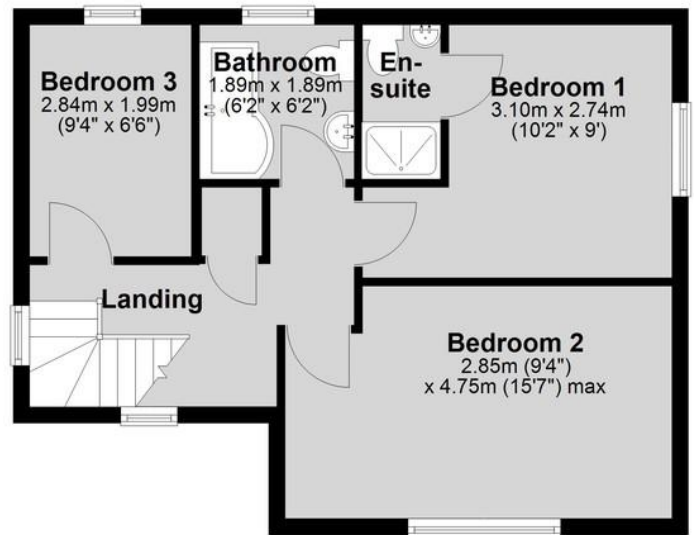
Ground Floor

Approx. 52.3 sq. metres (562.7 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



Total area: approx. 95.6 sq. metres (1028.8 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 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