



**9 Mulsanne Way,
Nettleham, LN2 2ZD**



Book a Viewing!

£550,000

An exceptional Four Bedroom Executive Detached Family Home, situated in the highly sought after village of Nettleham, offering immaculate and generously proportioned living accommodation throughout. The property welcomes you with a spacious Entrance Hall, leading to a convenient Cloakroom/WC and a beautifully presented Lounge featuring a charming log burner and elegant bay window. The heart of the home is a modern, fully fitted Kitchen complete with integrated Neff appliances, seamlessly opening into a stunning Dining Area with bifold doors that flood the space with natural light and provide direct access to the garden. A practical Utility Room completes the Ground Floor. Upstairs, the First Floor Landing leads to Four well sized Double Bedrooms, all benefiting from fitted wardrobes. The Master Bedroom enjoys its own En-suite, while the remaining Bedrooms are served by a stylish four piece Family Bathroom. Externally, the property boasts a well maintained front garden and a driveway, providing off-street parking for multiple vehicles and access to the garage. To the rear of the property there is an enclosed garden laid mainly to lawn with a patio seating area.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – E.

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.



ACCOMODATION

ENTRANCE HALL

With staircase to the first floor, wood effect flooring, alarm panel and radiator.

LOUNGE

19' 6" x 12' 9" (5.96m x 3.90m) With log burner set within a decorative fireplace, double glazed bay window to the front aspect, double glazed French doors to the rear garden and two radiators.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, understairs storage cupboard, wood effect flooring and radiator.



KITCHEN

16' 0" x 14' 0" (4.89m x 4.29m) Fitted with a range of wall and base units with work surfaces over, undermount 1 1/2 bowl sink with side drainer and mixer tap over, range of integrated Neff appliances including eye level electric oven, induction hob with extractor fan over, dishwasher and fridge freezer, wood effect flooring, spotlights, radiator and double glazed window to the front aspect.

DINING ROOM

14' 4" x 11' 1" (4.38m x 3.38m) With double glazed bifold doors to the rear garden, two double glazed windows to the side aspects, wood effect flooring and two radiators.

UTILITY ROOM

8' 7" x 5' 9" (2.64m x 1.76m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, integrated Neff washer dryer, cupboard housing the gas fired central heating boiler, spotlights, wood effect flooring and door to the rear garden.



FIRST FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

15' 3 (max)" x 14' 4 (max)" (4.65m x 4.37m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

EN SUITE SHOWER ROOM

7' 2" x 6' 0" (2.19m x 1.83m) Fitted with a three piece suite comprising of walk in shower cubicle, wash hand basin in a vanity style unit and close coupled WC, wood effect flooring, tiled splashbacks, chrome towel radiator, spotlights and double glazed window to the side aspect.



BEDROOM 2

12' 1" x 10' 11" (3.69m x 3.34m) With a range of fitted wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 3

13' 0" x 9' 5" (3.97m x 2.88m) With a range of fitted wardrobes, double glazed windows to the side and rear aspects and radiator.



BEDROOM 4

11' 10" x 9' 9" (3.63m x 2.99m) With a range of fitted wardrobes, double glazed window to the front aspect and radiator.

BATHROOM

10' 5" x 6' 6" (3.19m x 2.00m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, wash hand basin in a vanity style unit and close coupled WC, wood effect flooring, tiled splashbacks, chrome towel radiator, spotlights and double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a lawned garden with established shrubs inset. There is a driveway providing off-street parking for multiple vehicles and access to the garage. The garage has up-and-over door to the front, personnel door to the rear garden, light and power. To the rear of the property there is an enclosed garden laid mainly to lawn with a patio seating area, established shrubs and well stocked borders and flowerbeds.



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 & 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.

Coverings 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:

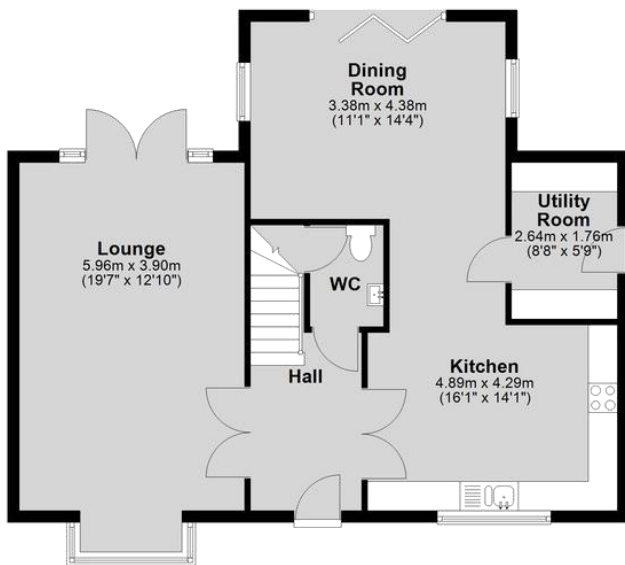
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 a spot verified.

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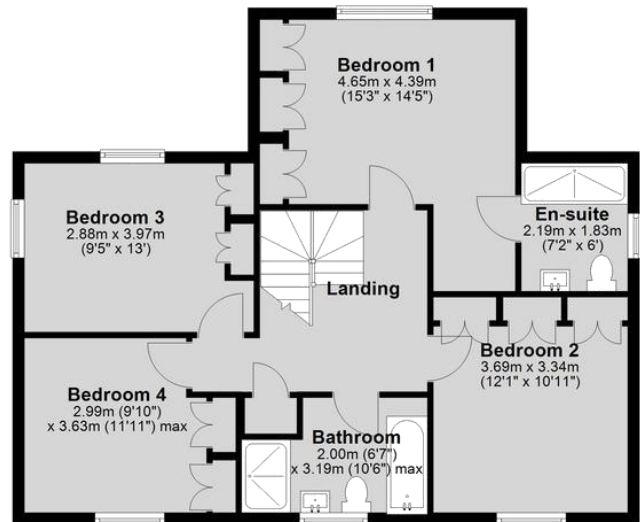
Ground Floor

Approx. 72.3 sq. metres (778.1 sq. feet)



First Floor

Approx. 73.7 sq. metres (793.5 sq. feet)



Total area: approx. 146.0 sq. metres (1571.6 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.



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