



## 14 Arnage Court

Nettleham, LN2 2ZB



Book a Viewing!

**£285,000**

A modern Three Bedroom Semi Detached Home, ideally situated in the highly sought after village of Nettleham. Originally built by Stirlin Homes, the property offers stylish and well presented living accommodation throughout. The Ground Floor comprises an inviting Entrance Hall, Cloakroom/WC and a spacious Lounge Diner, leading onto a contemporary fitted Kitchen featuring Bi-fold doors that open out onto the rear garden - perfect for indoor-outdoor living. To the First Floor, a Landing provides access to Three well proportioned Bedrooms and a Family Bathroom. Externally, the property benefits from a driveway to the side, offering off-street parking for multiple vehicles, as well as a beautifully landscaped rear garden. Viewing is highly recommended to fully appreciate both the quality of accommodation and the desirable village location.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B.**

**COUNCIL TAX BAND – B.**

**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 laminate flooring and radiator.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled splashbacks, laminate flooring and radiator.

### LOUNGE/DINER

19' 1" x 11' 5" (5.83m x 3.48m) With staircase to the first floor, double glazed window to the front aspect, under stairs storage cupboard, laminate flooring and radiator.

### KITCHEN

15' 0" x 11' 10 (max)" (4.58m x 3.61m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, integrated fridge freezer, dishwasher and washer dryer, eye level electric oven, induction hob with extractor fan over, central island and double glazed Bi-fold doors opening onto the rear garden.

### FIRST FLOOR LANDING

With over stairs storage cupboard and radiator.

**BEDROOM 1** 15' 0" x 9' 4" (4.58m x 2.86m) With a range of fitted wardrobes, double glazed window to the front aspect and radiator.

### BEDROOM 2

12' 0" x 8' 4" (3.68m x 2.56m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator.

### BEDROOM 3

7' 3" x 6' 5" (2.21m x 1.97m) With double glazed window to the rear aspect and radiator.

### BATHROOM

8' 4" x 4' 11" (2.55m x 1.50m) Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, chrome towel radiator, spotlights and double glazed window to the side aspect.

### OUTSIDE

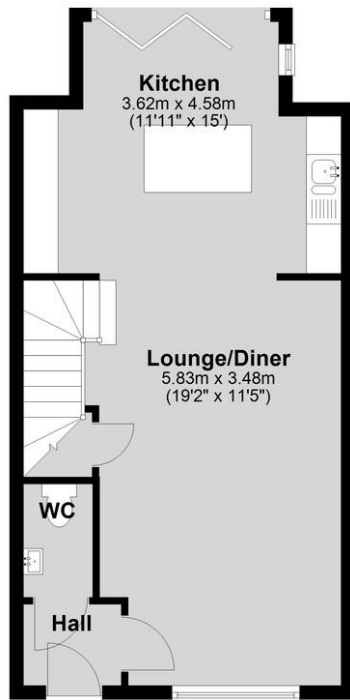
To the front of the property there is a garden with established shrubs inset. There is a driveway to the side providing off-street parking for multiple vehicles. To the rear of the property there is an enclosed garden laid to artificial lawn with a patio seating area and garden shed.





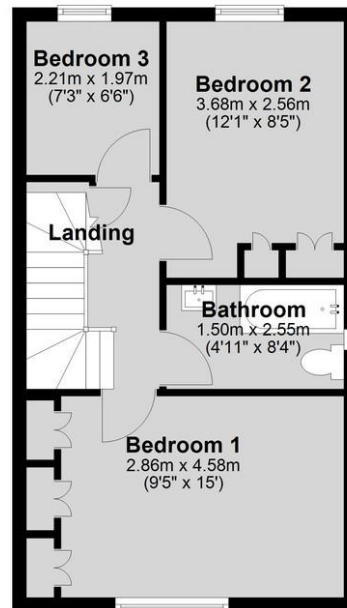
**Ground Floor**

Approx. 41.4 sq. metres (446.0 sq. feet)



**First Floor**

Approx. 37.9 sq. metres (407.5 sq. feet)



Total area: approx. 79.3 sq. metres (853.4 sq. feet)

**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)

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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

SMS & 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 Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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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.
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