



**The Corner House, Kingsway,
Nettleham, LN2 2QA**



Book a Viewing!

Offers in the Region of £355,000

Situated in the heart of the highly desirable village of Nettleham, just north of the Cathedral City of Lincoln, this charming Barn Conversion dates back to the 1800s and has been thoughtfully transformed into a characterful and spacious family home. Rich in period features, the property offers generous accommodation comprising a welcoming entrance hall, cloakroom/WC, impressive lounge with exposed ceiling beams and a cosy log-effect gas burner, separate dining room, breakfast kitchen and utility room. To the first floor, a delightful and spacious landing leads to three exceptional double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Outside, the property enjoys beautifully established cottage style garden that perfectly complement the home's character, while a car port provides covered off-street parking. Viewing is highly recommended to fully appreciate the charm, character and space this unique home has to offer. NO CHAIN.



The Corner House, Kingsway, Nettleham, Lincoln, LN2 2QA



SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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 East 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.



ENTRANCE HALL

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

CLOAKROOM/WC

Fitted with close coupled WC and pedestal wash hand basin, tiled splashbacks and radiator.

LOUNGE

18' 7" x 13' 2" (5.67m x 4.02m) With log-effect gas burner set within an impressive feature brick fireplace, two double glazed windows to the front aspect, double glazed sliding patio door to the rear garden and two radiators.



DINING ROOM

12' 8" x 10' 7" (3.87m x 3.24m) With double glazed window to the side aspect and radiator.

KITCHEN/BREAKFAST ROOM

12' 7" x 10' 10" (3.85m x 3.31m) Fitted with a range of wall and base units with work surfaces over extending to a breakfast bar, eye level electric oven, electric hob with extractor fan over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated fridge and freezer, tiled splashbacks, double glazed window to the rear aspect and door to the rear garden.

UTILITY ROOM

4' 7" x 9' 6" (1.40m x 2.90m) With wall mounted gas fired central heating boiler, spaces for washing machine and tumble dryer and storage shelving.



FIRST FLOOR LANDING

With double glazed window to the front aspect, two large storage cupboards, access to the boarded loft space and radiator.

BEDROOM 1

12' 8" x 11' 1" (3.88m x 3.39m) Extending to 15' 8" (4.78m) into the doorway, with a range of fitted wardrobes, double glazed window to the side aspect and radiator.



EN SUITE SHOWER ROOM

7' 5" x 4' 1" (2.27m x 1.27m) Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls radiator and double glazed window to the rear aspect.

BEDROOM 2

13' 3" x 12' 8" (4.05m x 3.88m) With double glazed window to the rear aspect and radiator.

BEDROOM 3

12' 8" x 12' 0" (3.88m x 3.68m) With double glazed window to the rear aspect and radiator.



BATHROOM

5' 5" x 7' 5" (1.67m x 2.27m) Fitted with a three piece suite comprising of panelled bath, close coupled WC and pedestal wash hand basin, part tiled walls, radiator and double glazed window to the front aspect.

LOFT

Extending over the whole of the property, 90% boarded creating a useful storage area, high quality pull-down ladder and lighting.

OUTSIDE

The rear garden has a paved patio, established shrubs and flowerbeds, a small vegetable plot, a grape vine and several apple and plum trees. There is a shared courtyard and a carport, providing off-street parking for two cars.



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

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REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Butteridge, 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.

CWM and J Water 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.

Clawings 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 will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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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 given 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 whatsoever 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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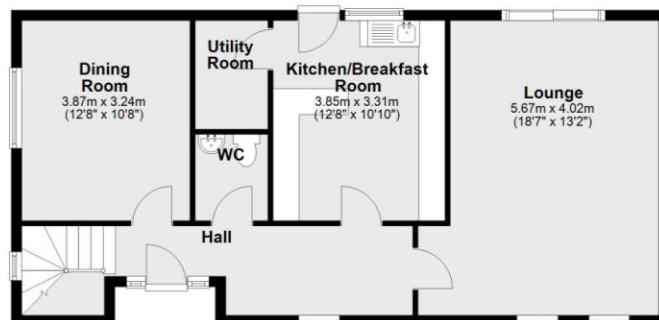






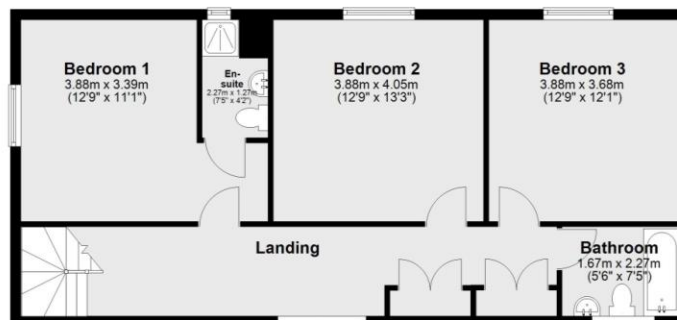
Ground Floor

Approx. 67.9 sq. metres (730.6 sq. feet)



First Floor

Approx. 72.2 sq. metres (777.4 sq. feet)



Total area: approx. 140.1 sq. metres (1508.0 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

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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