



49 Nettleham Road

Lincoln, LN2 1RW

£360,000

A well presented detached home situated within a desirable position to the North of the Cathedral City of Lincoln. The property benefits from a driveway, front garden, large rear garden and provides internal accommodation to comprise of Entrance Hall, Bay Fronted Lounge, Dining Room, Kitchen, Utility Room, WC, three Bedrooms and Family Bathroom. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Situated in a sought after position to the North of the Cathedral City of Lincoln. This property is a short way from the Lincoln Cathedral, Lincoln Castle and the shops and restaurants within the Bailgate. The property also provides easy access to Lincoln City Centre, Lincoln County Hospital and to full range of local amenities including shops, schools and leisure facilities.

ACCOMMODATION

ENTRANCE PORCH

With front entrance door and obscured glass windows to the front and side elevations.

ENTRANCE HALL

With timber entrance door and side glazed panels, radiator, dado rail, under stairs storage cupboard and stairs leading to the First Floor Landing.



WC

With timber panel internal door, window to side elevation, radiator and two piece suite to comprise of pedestal WC and corner hand basin.

LOUNGE

11' 10" x 12' 11" (3.62m x 3.96m) with timber panel internal door, bay window to front elevation, radiator, picture rail and feature fireplace with burning stove.

DINING ROOM

11' 10" x 11' 3" (3.61m x 3.45m) With timber panel internal door, patio doors to rear elevation, radiator, picture rail and feature fireplace with inset gas fire.

KITCHEN

6' 1" x 15' 11" (1.86m x 4.86m) With timber panel internal door, three windows to side elevations, timber stable door to side elevation, radiator, fitted with a range of wall, base units and drawers with timber work surfaces over, Belfast sink with mixer tap, Range cooked and chimney style extractor fan and internal door leading to the Utility Room.

UTILITY ROOM

5' 9" x 8' 8" (1.76m x 2.66m) With internal door, window to side elevation, radiator, fitted with a range of wall and base units with laminate work surface over and sink and drainer unit with mixer tap.

STAIRS AND FIRST FLOOR LANDING

With stairs leading to landing with timber handrail, spindles and balustrade, window to side elevation, loft hatch, dado rail and internal doors leading to three Bedrooms and Bathroom.



BEDROOM ONE

11' 10" x 12' 7" (3.62m x 3.85m) With window to rear elevation, radiator, picture rail and built-in wardrobes, cupboard and drawers.

BEDROOM TWO

9' 2" x 11' 9" (2.80m x 3.60m) With window to front elevation, radiator, picture rail and built-in double wardrobes.

BEDROOM THREE

8' 10" x 8' 1" (2.70m x 2.48m) With window to front elevation, radiator and picture rail.



BATHROOM

With obscured glass window to rear elevation, heated towel rail, ceiling mounted extractor fan and bathroom suite comprising of bath with mounted shower screen and shower over, hand basin and pedestal WC.

OUTSIDE

A block paved driveway provides access to the property and off road parking for two vehicles. The front garden comprises of side beds and borders with a mix of flowers, shrubs and trees. The property benefits from a large rear garden with a paved seating area. The garden is principally laid to lawn with beds and borders comprising a mix of flowers, shrubs, bushes and trees including apple and pear trees. Two timber sheds are situated to the head of the plot.





Ground Floor



For illustration purposes only. Measurements contained are approximate and should be checked by you prior to the commencement of a Tenancy. Plan produced using PlanUp.

First Floor



NOTE

In order to comply with the Property Misdescriptions Act 1979 we must point out that the vendor is a member of staff at Mundys.

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 - WHO WE MAY REFER YOU TO

Move with Us and Silb and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Silb & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information on services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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

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