

FOR SALE



Baker Drive, Nettleham, Lincoln  
Asking Price Of £300,000

MARTIN&CO



## Baker Drive, Nettleham, Lincoln

3 Bedrooms, 2 Bathroom

Asking Price Of £300,000

- Modern Semi-Detached Home
- 2019 Allison Homes Build
- Immaculately Presented
- Village Location
- Landscaped Garden

Three bedroom semi-detached home situated within the sought after village of Nettleham. Presented to a high standard with several upgrades, this property benefits include a landscaped rear garden, master bedroom with ensuite, open plan fitted kitchen diner, driveway parking and a detached garage.

Nettleham village boasts a range of shops, primary school, public houses, doctors surgery and a library. Nettleham Chase development is located near to the A46 bypass allowing for easy access in and out of the city.

**ENTRANCE HALL** Composite front door, tiled flooring, radiator, light fitting and a Danfoss central heating control. Stairs rising to the first floor.

**LIVING ROOM** 14' 2" x 12' 6" (4.330m x 3.812m) max measurements. PVC box bay window to the front, carpet flooring, radiator, light fitting, PVC window to the side aspect and mains consumer unit housed.

**CLOAKROOM** 7' 2" x 3' 0" (2.200m x 0.921m) Low level WC, pedestal wash basin, radiator, tiled flooring, light and extractor.

**KITCHEN** 12' 5" x 9' 0" (3.808m x 2.748m) Base and eye level units with a roll edge work surface, tiled splash backs and an inset ceramic sink and drainer. Fully fitted with a range of integrated appliances to include a fridge freezer, dishwasher and washing machine plus an oven, gas hob and extractor over. Tiled flooring, spot lit ceiling and a PVC window to the rear.

**DINING AREA** 10' 4" x 8' 6" (3.170m x 2.593m) French doors to the rear aspect with a PVC window to the side, tiled flooring, radiator and a light fitting.

**STAIRS / LANDING** Carpet flooring, light fitting, loft hatch access, storage cupboard with a rail and shelving plus a further cupboard housing the Vaillant combination boiler.

**MASTER BEDROOM** 12' 5" x 10' 4" (3.789m x 3.156m) max measurements. PVC window to the front aspect, carpet flooring, radiator, light fitting, Danfoss central heating controls and integrated wardrobes.



**ENSUITE** 6' 5" x 5' 4" (1.981m x 1.645m) Low level WC, pedestal wash basin and a mains fed shower cubicle with a luxury rainfall showerhead and handheld shower head sprayer. Tiled flooring and low level wall tiling, PVC window to the front, heated towel rail, spot lit ceiling and an extractor.

**BATHROOM** 8' 11" x 5' 9" (2.738m x 1.763m) Low level WC, pedestal wash basin and a panel bath with mains fed shower over. Tiled flooring and low level wall tiling, heated towel rail, PVC window to the side aspect, spot lit ceiling and extractor.

**BEDROOM** 9' 0" x 6' 9" (2.750m x 2.075m) PVC window to the rear aspect, carpet flooring, light fitting and a radiator.

**BEDROOM** 9' 3" x 8' 5" (2.833m x 2.573m) PVC window to the rear aspect, carpet flooring, light fitting and a radiator.



**GARAGE** 19' 9" x 9' 10" (6.032m x 3.021m) Up and over door to the front with a personnel door to the side and PVC window. Consumer unit, light and power plus storage space in the pitched roof.

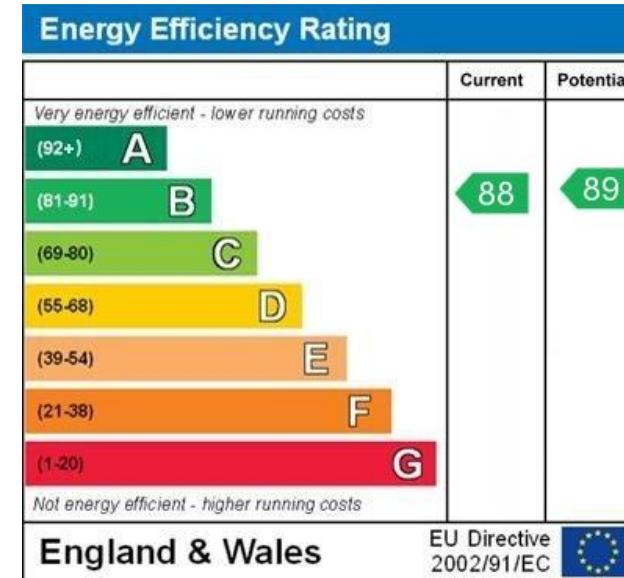
**OUTSIDE** The front offers a tandem tarmac driveway for two vehicles to park off road, laid lawn with gravel and planted borders plus lighting. Gated access leads to the rear. To the rear is a fully enclosed landscaped garden to include a laid lawn, raised planted borders, gravel with stepping stones, two patio areas one of which has a pergola over. Lighting, water supply and three double power sockets.

**FIXTURES & FITTINGS** Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

**AGENT NOTE** There is an approximate management charge of £314.00 per annum for the upkeep of communal areas.

NHBC - 7 years remaining

Solar Panels - Owned and included with the sale





## Ground Floor



## First Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

### Martin & Co Lincoln

33 The Forum • North Hykeham • Lincoln • LN6 8HW  
T: 01522 503727 • E: [lincoln@martinco.com](mailto:lincoln@martinco.com)

**01522 503727**

<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

