



3 Wold View

Nettleham, Lincoln, LN2 2SY

**Offers in the Region of
£265,000**

This is a three bedroomed detached bungalow positioned in a quiet cul-de-sac location in the popular village of Nettleham and within walking distance of the village centre. The property is in need of modernisation and offers the opportunity for extension with the approved Planning Permission which provides accommodation to comprise of an Open Plan Living Kitchen and Dining space, Utility, WC, 3 Bedrooms, Bathroom and En-Suite. Application Number 144901 – West Lindsey District Council refers. Currently the internal accommodation comprises of an Entrance Porch, Inner Hallway, three Bedrooms, Conservatory accessed via Bedroom 3, Shower Room, Kitchen and Lounge Diner. Outside there are gardens to the front, side and rear and a driveway to the side providing off road parking and giving access to the Integral Garage.

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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

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 Superstore, public houses and other amenities. There are infant and junior schools in the village, a teacher lead nursery within Nettleham Infant School and all grades of schooling are available in Uphill Lincoln and nearby villages.



DIRECTIONS

Head out of Lincoln on the A46 towards Market Rasen and take the second right hand turning into Nettleham on to Deepdale Lane. Proceed along and at the end of the road turn left on to Scothern Road. Proceed along and turn right on to Highfields and then right again on to Wold View where the bungalow can be located on the left hand side.

ENTRANCE PORCH

With window and door to the front aspect and door to the Inner Hallway.

INNER HALLWAY

With fitted double cupboard, doors to the Lounge Diner, Shower Room and three Bedrooms.



LOUNGE DINER

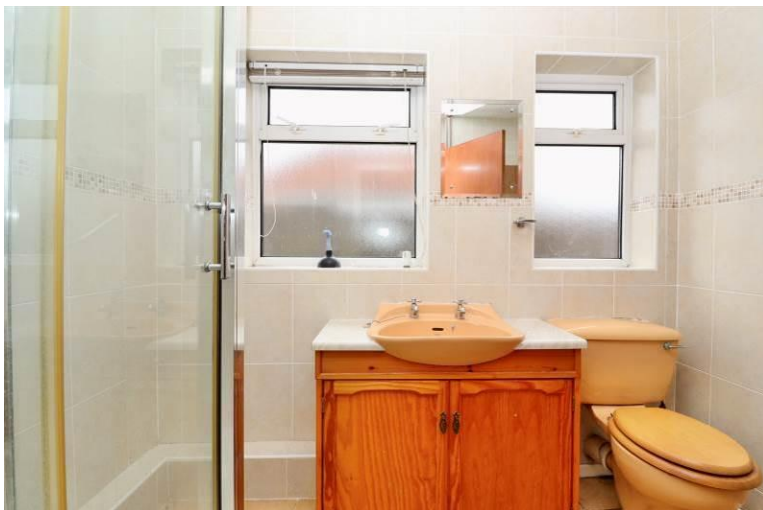
17' 5" x 20' 9" (overall measurement) (5.33m x 6.35m (overall measurement)) With windows to the front and side aspects, fireplace and radiator.

KITCHEN

10' 3" x 9' 8" (3.14m x 2.97m) With windows to the side aspect, fitted with a range of wall, base units and drawers with work surfaces over, spaces for a dishwasher and fridge, composite sink unit and drainer and space for a cooker.

SHOWER ROOM

8' 0" x 6' 5" (2.44m x 1.98m) With window to the side, suite to comprise of shower, WC and wash hand basin and radiator.



BEDROOM 1

14' 6" x 9' 10" (4.42m x 3.01m) With window to the Conservatory, fitted wardrobes and radiator.

BEDROOM 2

10' 11" x 9' 8" (3.33m x 2.97m) With window to the rear and radiator.

BEDROOM 3

10' 11" x 7' 3" (3.33m x 2.21m) With window and doors to the Conservatory and radiator.

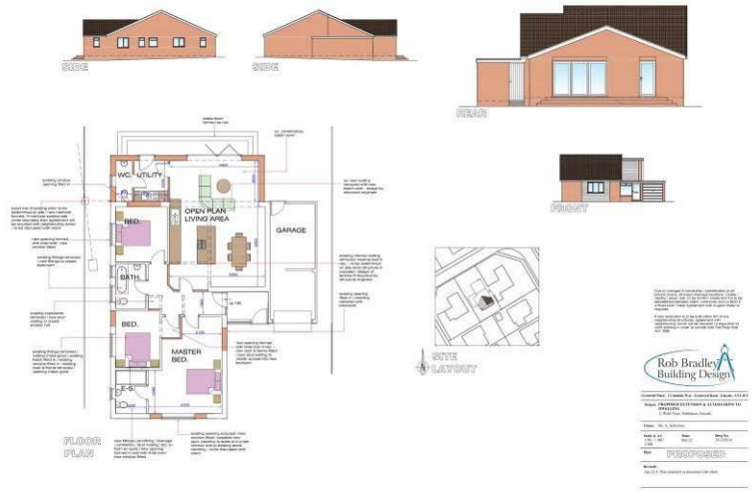


CONSERVATORY

8' 2" x 15' 11" (2.51m x 4.86m) With windows to the side and rear aspects, door to the side aspect and solid flat roof.

GARAGE

21' 6" x 8' 0" (6.57m x 2.46m) With up and over door to the front, door to the rear, power and lighting.



Planning application number 144901

OUTSIDE

To the front of the property there is a lawned garden with a driveway to the side providing off road parking and giving access to the Integral Garage. To the rear of the property there is a further lawned garden with mature shrubs and trees and a paved seating area.

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 - HOW WE MAY REFER YOU TO

Sills & Enderidge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers 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 Water 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.

Westlaby Financial Services who will be able to offer a range of financial services products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 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 HomeBuyer 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 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. 111.0 sq. metres (1194.8 sq. feet)



Total area: approx. 111.0 sq. metres (1194.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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