



## Sudbrooke Lane

Nettleham, Lincoln, LN2 2RP

**£270,000**

A spacious semi-detached dormer bungalow situated in this pleasant non-estate position within the ever popular village of Nettleham. The internal living accommodation briefly comprises of Main Entrance Hall, Spacious Lounge, Dining Room, Ground Floor Bedroom, Shower Room, fitted Kitchen, Conservatory, Utility Area and First Floor Landing leading to two further Bedrooms and Separate WC. Outside there are gardens to both the front and rear, a driveway providing off road parking/hardstanding and access to the Garage and a Carport. The property further benefits from gas central heating and viewing is recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – B

**LOCAL AUTHORITY** - West Lindsey District Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Heading north out of Lincoln along the A56 towards Market Rasen. Take the first right hand turning into the village of Nettleham onto Washdyke Lane, proceed along taking you into the centre of the village onto the High Street and eventually onto Mill Hill. Continue out of the village eventually bringing you onto Sudbrooke Lane. Proceed along Sudbrooke Lane and the property can be located on the right hand side.



## 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.

## ACCOMMODATION

### MAIN ENTRANCE HALL

With main entrance door, single radiator and stairs to the first floor.

### LOUNGE

19' 11" x 11' 1" (6.07m x 3.38m) , with UPVC window to the front elevation, double radiator, fitted storage units, coving to ceiling and living flame gas fire and fireplace surround.

### DINING ROOM

12' 1" x 9' 11" (3.68m x 3.02m) , with UPVC window to the rear elevation and single radiator.

### GROUND FLOOR BEDROOM

11' 10" x 8' 5" (3.61m x 2.57m) , with UPVC window to the front elevation, single radiator and under stairs storage area.

### SHOWER ROOM

8' 4" x 4' 11" (2.54m x 1.5m) , with fitted shower cubicle, WC and wash hand basin, fitted cupboards and UPVC window to the side elevation.

### KITCHEN

10' 9" x 9' 11" (3.28m x 3.02m) , with fitted wall, base units and drawers with work surfaces over, breakfast bar, sink unit and drainer, part tiled surround, single radiator, window to the rear elevation and door to the conservatory.

### CONSERVATORY

24' 2" x 8' 6" (7.37m x 2.59m) , with double glazed windows, double glazed sliding doors and side entrance door.

### UTILITY AREA

15' 1" x 8' 7" (4.6m x 2.62m) , with UPVC window to the rear elevation, plumbing for washing machine and Vaillant gas central heating boiler.

### FIRST FLOOR LANDING

### BEDROOM

11' 2" x 10' 10" (3.4m x 3.3m) , with UPVC window to the rear elevation, built-in wardrobes with sliding doors and shelves and further storage area into eaves.

### BEDROOM

13' 3" max 10' 0" min x 8' 4" (4.04 max to 3.05m x 2.54m) , with UPVC window to the rear elevation, UPVC window to the side elevation single radiator and fitted wardrobes.





**SEPARATE WC**  
With WC and wash hand basin.

**OUTSIDE**  
The property is situated in a pleasant non-estate position with gardens to both the front and rear. Front garden with lawned area, driveway providing off road parking/hardstanding and giving access to the Garage and Carport. Rear garden with lawned area, gravelled seating area, raised patio area and barked children's play area.

**GARAGE**  
17' 5" x 13' 7" maximum narrowing to 8' 11" min (5.31m x 4.14m to 5.31m), with sliding doors, light, power, fitted shelving and double doors to the rear.

**WEBSITE**  
Our detailed website show 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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CWH and J Walter 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 service 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.

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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 roughly checked.

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Floorplan to follow

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