



The Old Vicarage, Vicarage Lane

Nettleham, Lincoln, LN2 2RH

£850,000

This is a rare opportunity to purchase a detached former Vicarage which is located on a larger than average mature plot in the heart of the popular village of Nettleham. The property has spacious living accommodation to comprise of Entrance Porch, Reception Hallway, Cellar, Dining Room, Lounge, Sitting Room, Shower Room, modern fitted Kitchen Diner, Utility Room and two stairways giving access to the First Floor Landing leading to five Bedrooms, Dressing Room to Bedroom 1, two Bathrooms and separate WC. Outside the property is approached via a tree lined gated gravelled driveway providing ample off road parking for numerous vehicles and giving access to the Detached Double Garage. There are lawned gardens to the front, side and rear with mature shrubs and trees. Viewing is highly recommended to appreciate the accommodation on offer and position in which it sits within the beautiful village of Nettleham.



Vicarage Lane, Nettleham, Lincoln, LN2 2RH



SERVICES

All mains services available. Gas central heating.

EPC RATING – E

COUNCIL TAX BAND – E

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln on the A46 and take the first right hand turning into Nettleham on Washdyke Lane. Proceed along Washdyke Lane which takes you on to Mill Hill and then turn immediately left on to Vicarage Lane where the property can be located on the corner of Vicarage Lane and Mill Hill.

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.





ENTRANCE PORCH

With double doors to the front aspect and door leading to the Reception Hallway.

RECEPTION HALL

With stairs rising to the First Floor Landing, doors leading to the Dining Room, Lounge, Shower Room, Sitting Room, Kitchen and door to steps which lead down to a Cellar.

CELLAR

With storage areas.

DINING ROOM

18' 3" x 13' 10" (5.58m x 4.23m) With windows to the side and front aspects, fireplace and radiator.



LOUNGE

16' 11" x 13' 10" (5.16m x 4.23m) With walk-in bay window to the front aspect, window to the side aspect, fireplace and radiators.

SITTING ROOM

13' 11" x 13' 9" (4.25m x 4.21m) With windows to the front and side aspects and radiator.

SHOWER ROOM

9' 7" x 7' 1" (2.93m x 2.18m) Window to the rear aspect, suite to comprise of shower, WC and wash hand basin, radiator and fitted cupboard.

KITCHEN DINER

13' 9" x 15' 1" (4.21m x 4.61m) With window to the side, fitted with a range of wall, base units and drawers with work surfaces over, space for a fridge, integral electric oven and four ring gas hob, integral dishwasher, sink unit and drainer and door to the Pantry.



PANTRY

With shelving, window to the side aspect and door to the Utility Room.

UTILITY ROOM

12' 1" x 14' 0" (3.69m x 4.28m) With window and door to the rear garden, fitted with base units with work surface over, space for a washing machine and tumble dryer, concealed gas fired central heating boiler and door giving access to the second staircase leading to the First Floor Landing.



FIRST FLOOR LANDING

With window to the rear aspect, doors leading to five Bedrooms, two Bathrooms and Separate WC.

BEDROOM 1

14' 2" x 14' 4" (4.33m x 4.38m) With window to the side aspect, radiator, fireplace and door to the Dressing Room.

DRESSING ROOM

7' 6" x 9' 8" (2.29m x 2.96m) With window to the side aspect and fitted wardrobes.

BEDROOM 2

14' 3" x 13' 8" (4.35m x 4.19m) With window to the front aspect, a range of fitted wardrobes and radiator.



BEDROOM 3

12' 5" x 14' 1" (3.80m x 4.31m) With window to the side aspect, radiator, fireplace and fitted wardrobe.

BEDROOM 4

13' 4" x 13' 4" (4.07m x 4.07m) With windows to the side and rear aspects, radiator and fitted wardrobe.

BEDROOM 5

9' 8" x 12' 5" (2.96m x 3.80m) With window to the rear, radiator, decorative fireplace and fitted wardrobe.

BATHROOM 1

14' 3" x 8' 9" (4.36m x 2.68m) With window to the front aspect, suite to comprise of standalone bath, WC, wash hand basin and bidet and radiator.

BATHROOM 2

9' 4" x 9' 6" (2.86m x 2.90m) With window to the rear aspect, suite to comprise of bath and wash hand basin and airing cupboard.

WC

With window to the side aspect and WC.

OUTSIDE

To the front of the property there is an extensive gated tree lined gravelled driveway providing off road parking for numerous vehicle, mature shrubs and trees and an extensive lawned garden. To the side there is a further lawned garden with shrubs and trees. To the rear of the property there is a concealed courtyard with outbuildings giving access to the side garden and Garage.

DOUBLE GARAGE

18' 7" x 16' 7" (5.68m x 5.08m) With up and over door to the front, window to the side, door to the rear aspect, power and lighting.

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 - WHO WE MAY REFER YOU TO

Sole & Bertrands, Ringrose Law LLP, Burton and Co, Bridge Mort 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 £50 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 then 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

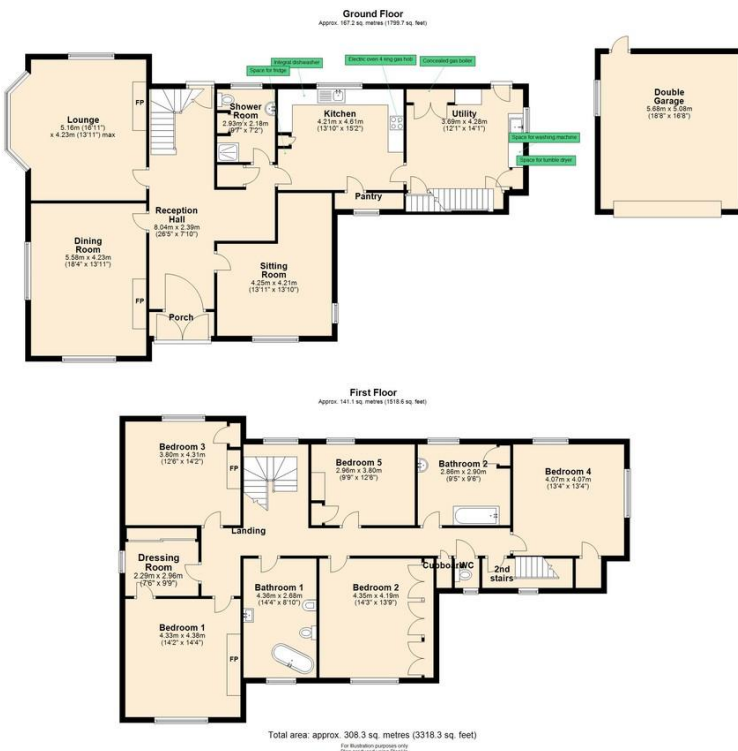
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 are for their own use and the vendors (Lessors) for whom they act as Agents give no guarantee 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

