



## 20 Ridgeway

Nettleham, Lincoln, LN2 2TL

**£299,950**

This is a well presented two bedroomed detached family bungalow located in the popular village of Nettleham. The property is positioned on a corner plot with gardens to the front, side and rear and has a driveway to the side, Garage and Covered Car Port. Internally the accommodation comprises of Entrance Porch, Inner Hallway, bay fronted Lounge, two Bedrooms, Bathroom, Kitchen Diner, Utility Room and Conservatory. Viewing of the property is highly recommended to appreciate the accommodation on offer.





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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D (West Lindsey District Council).

**TENURE** - Freehold.

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

**DIRECTIONS**

Heading out of Lincoln along the A46, turn right into Nettleham and continue along Washdyke Lane. Proceed along on to the High Street and then on to Mill Hill, turning left onto Brookfield Avenue and then turn right onto Ridgeway where the property can be located.

**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**

6' 0" x 5' 2" (1.85m x 1.60m) With uPVC windows and doors to the front aspect and door leading to the Inner Hallway.

#### **INNER HALLWAY**

With wooden flooring, radiator and doors leading to the Lounge, Bedroom 1, Bathroom and Kitchen Diner.

#### **LOUNGE**

15' 3" x 11' 6" (4.67m x 3.53m) With uPVC bow window to the front aspect, radiator, coving to ceiling and wooden flooring.

#### **BEDROOM 1**

11' 5" x 11' 5" (3.50m x 3.50m) With uPVC window to the front aspect, radiator and coving to ceiling.



#### **BATHROOM**

11' 5" x 4' 10" (3.50m x 1.49m) With uPVC window to the side aspect, tiled floor, part tiled walls, spotlights to ceiling, coving to ceiling, suite to comprise of bath, shower cubicle, WC and wash hand basin in vanity cupboard and radiator.

#### **KITCHEN DINER**

17' 11" x 11' 5" (5.48m x 3.48m) With uPVC window overlooking the rear garden/covered seating area, double doors leading to the Conservatory, doors leading to the Inner Hallway, Bedroom 2 and Utility Room, radiator, coving to ceiling, fitted with a range of modern wall, base units and drawers with work surfaces over and complementary tiling below, stainless steel sink unit and drainer with mixer tap, integral oven and four ring electric hob with extractor fan over and breakfast bar.



#### **BEDROOM 2**

9' 3" x 8' 11" (2.84m x 2.74m) With uPVC window to the rear aspect, radiator, coving to ceiling and fitted wardrobes.

#### **UTILITY ROOM**

9' 10" x 7' 3" (3.00m x 2.21m) With uPVC window to the rear aspect, tiled flooring, fitted with base unit with work surface over, radiator and spaces for an automatic washing machine, fridge freezer, dishwasher and tumble dryer.

#### **CONSERVATORY**

15' 1" x 11' 1" (4.60m x 3.38m) With uPVC windows and doors leading to the rear garden, radiators, power and lighting.

#### **OUTSIDE**

To the front of the property there is a lawned garden with flower beds, mature shrubs and trees and a driveway to the side providing off road parking and giving access to the Garage and Car Port. To the side and rear of the property there is a further lawned garden with Summer House and covered paved seating area.

#### **GARAGE**

18' 11" x 9' 8" (5.79m x 2.97m) With up and over door to the front, power and lighting.







## CAR PORT

18' 11" x 9' 8" (5.79m x 2.97m)

### 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](http://mundys.net)

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### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, 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 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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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

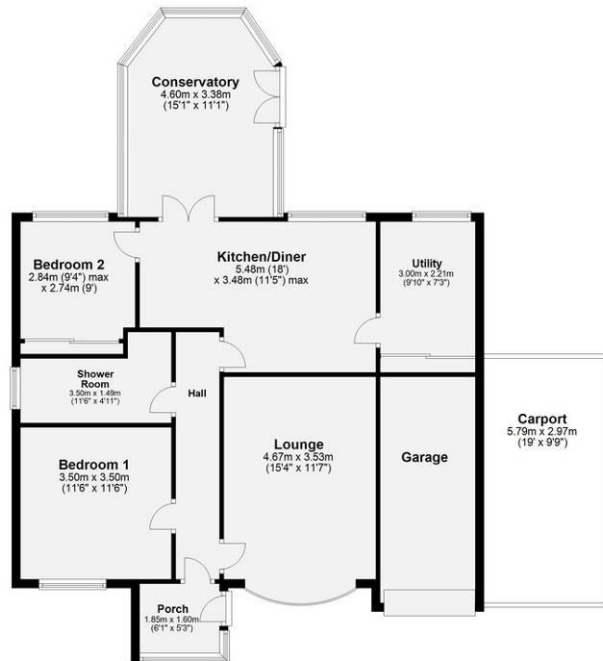
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### Ground Floor

Approx. 107.1 sq. metres (1152.3 sq. feet)



Total area: approx. 107.1 sq. metres (1152.3 sq. feet)

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

Mundy's Estate Agents  
Plan produced using PlanUp.

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