



## 38 Deepdale Lane

Nettleham, Lincoln, LN2 2LT

**£275,000**

A larger than average three bedroomed detached non-estate bungalow located in the popular village of Nettleham. The property has a larger than average garden to the front with a driveway providing ample off road parking and giving access to the Integral Garage. The internal accommodation briefly comprises of Reception Hall, Lounge Diner, Kitchen, Conservatory, Family Bathroom and three well-appointed Bedrooms. There is a lawned garden to the rear of the property. The property has gas central heating, UPVC double glazing and is being sold with the added benefit of No Onward Chain.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**TENURE** - Freehold.

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

**DIRECTIONS**

Leaving Lincoln north along Nettleham Road, at the round about proceed straight across and continue towards Nettleham. Take the second turning right into Nettleham on Deepdale Lane, continue along and the property can be located on the left 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

### RECEPTION HALLWAY

With UPVC window and door to the front aspect, radiator, fitted cupboard, access to the roof void and doors to the lounge diner, kitchen, three bedrooms and bathroom.

### LOUNGE DINER

24' 3" x 12' 1" (7.40m x 3.70m) , with UPVC windows to the front and rear aspects, gas fire with marble effect hearth and wooden surround, radiator and door to kitchen.

### KITCHEN

10' 0" x 11' 5" (3.05m x 3.48m) , with UPVC window and door to the conservatory, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven and grill, four ring gas hob with extraction above, space for fridge, wall mounted cupboards with complementary tiling below.

Airing Cupboard housing the hot water tank, gas central heating boiler and shelving.

### CONSERVATORY

4' 9" x 12' 6" (1.47m x 3.83m) , with UPVC windows and door to the rear garden, wall cupboards, base unit and plumbing and space for automatic washing machine.

### FAMILY BATHROOM

7' 4" x 7' 4" (2.26m x 2.25m) , with UPVC window to the rear aspect, suite to comprise of bath with shower over, WC and wash hand basin, radiator and partly tiled walls.

### BEDROOM 1

10' 11" x 13' 11" (3.33m x 4.25m) , with UPVC window to the side aspect and radiator.

### BEDROOM 2

10' 0" x 11' 3" (3.07m x 3.45m) , with UPVC window to the rear aspect and radiator.

### BEDROOM 3

9' 5" x 11' 1" (2.89m x 3.39m) , with UPVC window to the front aspect and radiator.

### OUTSIDE

To the front of the property there is a large lawned garden with flowerbeds and a driveway providing ample off road parking and giving access to the Integral Garage. To the rear of the property there is a lawned garden.

### GARAGE

14' 0" x 8' 8" (4.29m x 2.65m) , with up and over door to the front aspect, power and lighting.



#### WEBSITE

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Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 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 thoroughly checked.

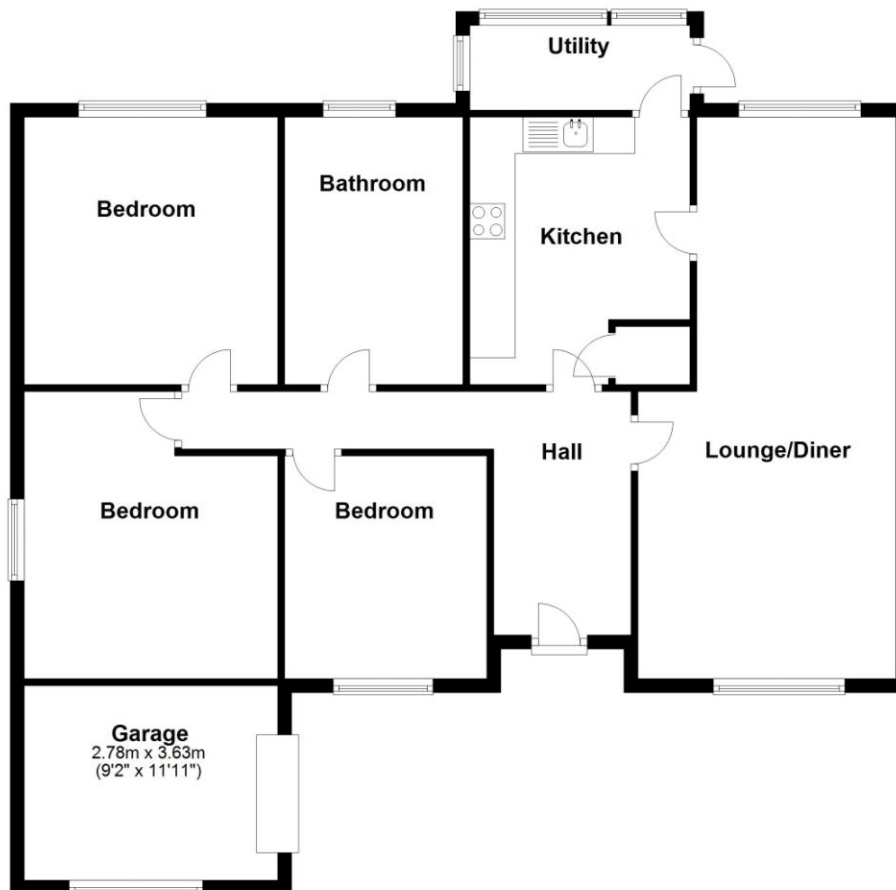
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### Ground Floor



For illustration purposes only. Measurements contained are approximate and should be checked by you prior to the commencement of a Tenancy.  
Plan produced using PlanUp.

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