



## 19 Dalderby Crescent

Nettleham, Lincoln, LN2 2QB

**£415,000**

A larger than average and extended four bedroomed detached modern family home located in the popular village of Nettleham, close to the centre of the village. The property offers internal accommodation to comprise of Entrance Porch, Hallway, Lounge, Dining Room, modern fitted Breakfast Kitchen, Utility Room, Study, Ground Floor Shower Room and a First Floor Landing leading to four Bedrooms, En-suite to Bedroom 2 and a Family Bathroom. Outside the property is approached via a double driveway, lawned garden with mature shrubs and trees and an Integral Double Garage with a Store to the rear. To the rear of the property there is a well-stocked mature garden with a range of lawned areas, flowerbeds, mature shrubs, trees, greenhouse, vegetable plot and a water feature/pond. Viewing of this property is highly recommended.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow

**COUNCIL TAX BAND** – E

**LOCAL AUTHORITY** - West Lindsey District Council

**TENURE** - Freehold

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

**DIRECTIONS**

Heading out of Lincoln along the A46, turn right where signposted Nettleham along Washdyke Lane and proceed along. Take the first left hand turning onto Kingsway, proceed along for sometime and then take the right hand turn onto Dalderby Crescent where 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, public houses and other amenities. There are infant and junior schools in the village, a teacher led nursery within Nettleham Infant School and all grades of schooling are available in Uphill Lincoln and nearby villages.





#### PORCH

With UPVC window and door to the front aspect and doorway to the hallway.

#### HALLWAY

With stairs to the first floor landing and doors to the shower room, breakfast kitchen, dining room and the lounge.

#### LOUNGE

17' 9" x 10' 8" (5.43m x 3.27m), with UPVC window to the front aspect, UPVC sliding doors to the rear aspect, fireplace, radiators and archway to the dining area.

#### DINING AREA

8' 11" x 10' 5" (2.73m x 3.20m), with UPVC window to the rear aspect, radiator and serving hatch to the kitchen.



#### BREAKFAST KITCHEN

17' 9" x 8' 7" (5.43m x 2.64m)

(L-shaped room), with windows to the rear and side aspects, space for a breakfast table, fitted with a range of modern base units and drawers with work surfaces over, composite sink unit and drainer with mixer tap, integral double oven and grill, electric hob with extraction above, integral fridge, integral dishwasher, wall mounted cupboards with complementary splashbacks, tiled flooring, radiator and doors to the study and utility room.

#### UTILITY ROOM

11' 10" x 6' 4" (3.62m x 1.95m), with UPVC window to the rear aspect, door to the side aspect, fitted base unit with work surface over, sink unit and drainer and spaces for automatic washing machine and tumble dryer.



#### STUDY

11' 11" x 5' 11" (3.64m x 1.82m), with UPVC windows to the side and front aspects, radiator and space for a study table.

#### SHOWER ROOM

With window to the side aspect, suite to comprise of shower, WC and wash hand basin and a towel radiator.

#### FIRST FLOOR LANDING

With access to four bedrooms and bathroom, airing cupboard and window to the front aspect.



#### BEDROOM 1

16' 4" x 10' 10" (5m x 3.3m), with UPVC windows to the front and rear aspects, radiator and fitted wardrobe.

#### BEDROOM 2

11' 4" x 10' 1" (3.46m x 3.08m), with UPVC window to the front aspect with views over the village, radiator and door to the en-suite.

#### EN-SUITE

7' 11" x 4' 5" (2.42m x 1.36m), with suite to comprise shower, WC and wash hand basin and a towel radiator.

#### BEDROOM 3

9' 0" x 7' 4" (2.75m x 2.26m), with UPVC window to the rear aspect, radiator and fitted cupboard.



#### BEDROOM 4

9' 4" x 8' 1" (2.87m x 2.47 m), with UPVC window to the rear aspect, radiator and fitted cupboard.

#### BATHROOM

8' 0" x 8' 1" (2.46m x 2.47 m), with UPVC window to the side aspect, towel radiator, partly tiled walls and suite to comprise of bath, WC and wash hand basin.

#### OUTSIDE

To the front of the property there is lawned garden with flowerbeds, mature shrubs and trees, gated access to the rear and a blocked paved driveway providing ample off road parking and access to the Garage. To the rear of the property there is a blocked paved lower seating area and steps up to a lawned garden with mature shrubs, trees, flowerbeds, sheds, greenhouse, vegetable plots and a water feature/pond.

#### GARAGE

13' 11" x 15' 2" (4.25m x 4.64m), with up and over door to the front aspect, door to the side aspect and door to the store.

#### GARAGE STORE

7' 2" x 6' 0" (2.20m x 1.84 m)



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#### NOTE

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2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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#### Ground Floor

Approx. 88.6 sq. metres (953.4 sq. feet)



#### First Floor

Approx. 67.8 sq. metres (729.5 sq. feet)



Total area: approx. 156.3 sq. metres (1682.8 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.  
19 dalderby

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