



**22 Greenfields, Nettleham,
Lincoln, LN2 2RY**

£450,000

An immaculate four bedroom detached house that has been thoughtfully extended and refurbished by the current owners, situated in the ever popular village of Nettleham. The property has high specification accommodation comprising of Entrance Hall, Cloakroom/WC, Snug, large and impressive open plan Living Kitchen Diner with twin French doors to the Rear Garden, Utility Room, spacious First Floor Landing, four Bedrooms, Dressing Area and En-Suite Shower Room to the Master Bedroom, En-Suite Shower Room to Bedroom Two and a modern Family Bathroom. Outside there is a large gravelled Driveway providing off-street parking for multiple vehicles, an integral Garage and a generous and enclosed Rear Garden. Viewing is highly recommended to appreciate this family home.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – B

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

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.

NOTE

In order to comply with the Property Misdescriptions Act 1979 we must point out that the vendor is a member of staff at Mundys.



ACCOMMODATION

ENTRANCE HALL

With staircase to the First Floor, double glazed window to the front aspect, understairs cupboard, cupboard housing the wall-mounted gas-fired central heating boiler, radiator and wood-effect flooring.

CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit and radiator.

SNUG

12' 3" x 10' 1" (3.75m x 3.09m), with double glazed window to the front aspect and radiator.



OPEN PLAN LIVING/KITCHEN/DINER

27' 0 (max)" x 19' 10 (max)" (8.23m x 6.05m), an impressive open plan room fitted with a range of stylish wall and base units with work surfaces over, central island with breakfast bar, sink with side drainer and mixer tap over, integrated fridge, freezer and dishwasher, eye-level double electric oven, five ring electric hob with extractor fan over, wood-effect flooring, spotlights, three radiators, double glazed window to the side aspect and twin double glazed French doors to the Rear Garden.

UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for a washing machine and tumble dryer, wood-effect flooring, radiator, personal door to the Garage and external door to the side aspect.



FIRST FLOOR LANDING

With double glazed windows to the front, side and rear aspects, loft access point and two radiators.

BEDROOM 1

16' 11" x 10' 11" (5.18m x 3.34m), with dressing area, double glazed window to the rear aspect and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, wash hand basin in a vanity unit with waterfall mixer tap and close coupled WC, chrome towel radiator and spotlights.

BEDROOM 2

14' 6" x 11' 3" (4.44m x 3.43m), with double glazed window to the rear aspect and radiator.



EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity unit with waterfall mixer tap and close coupled WC, chrome towel radiator and spotlights.

BEDROOM 3

10' 1" x 9' 11" (3.09m x 3.03m), with double glazed window to the front aspect, triple wardrobe with sliding doors and radiator.

BEDROOM 4

9' 5" x 9' 1" (2.89m x 2.79m), with double glazed window to the front aspect and radiator.



BATHROOM

Fitted with a three piece suite comprising of P-shaped panelled bath with shower over and glass shower screen, wash hand basin in a vanity unit with waterfall mixer tap and close coupled WC, chrome towel radiator, spotlights and double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a generous gravelled area set behind a low-level wall providing off-street parking for multiple vehicles and access to the Garage. To the rear of the property there is an enclosed Garden laid mainly to lawn with mature shrubs and a patio seating area.



GARAGE

With electric roller door, light and power.

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 mumdys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray 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 then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

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

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice 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 whatever 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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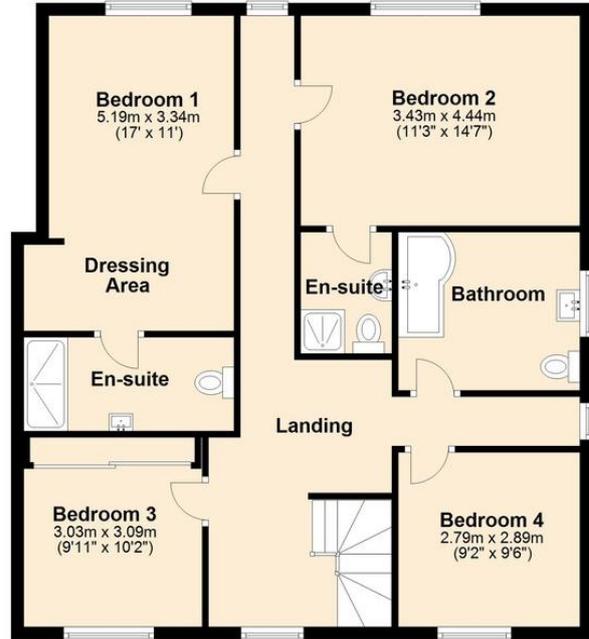
Ground Floor

Approx. 86.5 sq. metres (931.0 sq. feet)



First Floor

Approx. 86.3 sq. metres (929.1 sq. feet)



Total area: approx. 172.8 sq. metres (1860.2 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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