

39 Sudbrooke Lane Nettleham



£245,000

A detached bungalow situated in a non-estate position close to the centre of the sought after village of Nettleham. The property has been recently refurbished by the current owners and benefits from a brand new Kitchen and Bathroom, redecoration and floor coverings. The accommodation briefly comprises; Entrance Hall, Lounge, Fitted Kitchen, Three Bedrooms, Bathroom and Conservatory. The property benefits from gas central heating, uPVC double glazing and is situated on a good sized plot with gardens to the front, rear and side and driveway. Viewing of this property is highly recommended and the property is being sold with No Onward Chain.

Location Particularly well located in the popular village of Nettleham. The village offers a wide range of amenities including shops, schooling, public houses, and good bus services and road links into the City Centre and to the A46 bypass.

For more information about Nettleham view our Mundys' Video Guide which can be viewed at:-

<http://mundys.net/area-guide/nettleham>

Directions Heading out of Lincoln along the A46 turn right at the Brown Cow Public House onto Washdyke Lane. Follow the road into the village of Nettleham, along the High Street and onto Mill Hill. Continue up and onto Sudbrooke Lane where the property can be located on the left hand side.

For satellite navigation purposes, please use the postcode LN2 2RW.

Or why not visit our website at <http://mundys.net> and use the 'multi map' facility to see the directions on-line.

Services All main services available. Gas central heating.

EPC Energy Rating = C.

Tenure Freehold.

Viewings By prior appointment through Mundys.

Note These Property Particulars were revised on 18th May 2015.

WEBSITE

Our detailed website shows all our properties available, and also gives extensive information on all aspects of moving home, local information and lots more. Access on www.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, call in or visit our website for details of all our packages.

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, 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 purchase, please ask and we will be happy to assist.

Mundy & Co. 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 Mundy & Co. 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Accommodation

Entrance Hall

With uPVC composite double glazed front door, radiator, central heating controls and access to roof void. The roof void houses gas central heating boiler providing domestic heat and hot water.

Lounge

Approx. 4.34m x 3.61m (14'3 into bay x 11'10), with uPVC double glazed bay window to the front elevation, radiator, wall light points and remote controlled electric fire.

Kitchen

Approx. 2.39m x 3.61m (7'10 x 11'10), fitted with a range of base units and drawers with work surfaces over with matching upstands, wall units with underlighting, inset sink unit and drainer, fitted electric oven and hob with extractor fan and light over, radiator and uPVC double glazed window and door to the side elevation.

Bedroom 1

Approx. 3.02m x 3.68m (9'11 x 12'1), with uPVC double glazed window to the front elevation and radiator.

Bedroom 2

Approx. 3.02m x 3.86m (9'11 x 12'8), with uPVC window to the rear elevation and radiator.

Bedroom 3

Approx. 3.07m x 3.38m (10'1 x 11'1), with uPVC double glazed window to the side elevation, radiator and French doors leading to:-

Conservatory

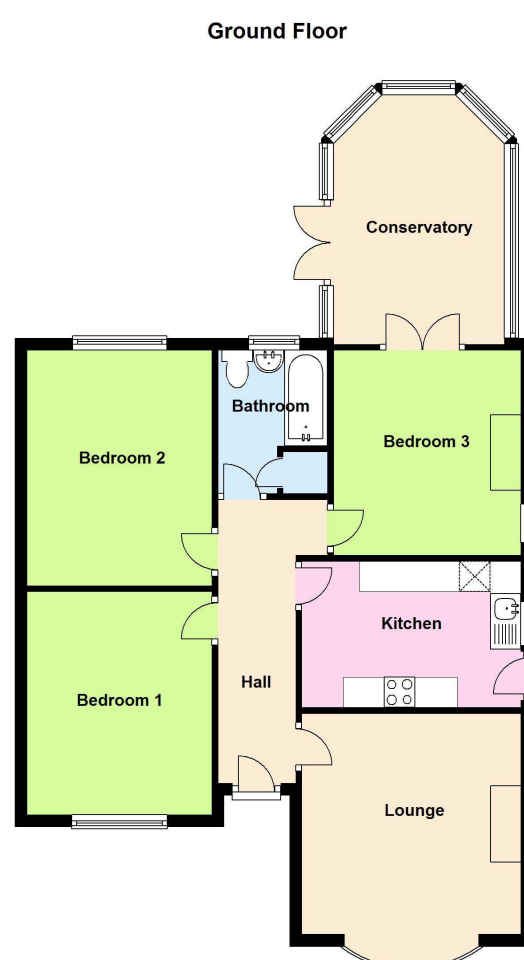
Approx. 2.79m x 4.14m (9'2 x 13'7), being uPVC double glazed with windows and doors to the rear garden and tiled flooring.

Bathroom

With suite to comprise; bath with shower over, WC and wash hand basin, shaver point, part tiled surround, built-in cupboard, radiator and uPVC double glazed window to the rear elevation.

Outside

The property is situated on a good sized plot with gardens to the front and rear. The front of the property is laid to lawn with a driveway providing off road parking and hard standing for numerous vehicles. The rear garden is enclosed with a two patio areas, lawned area and a range of beds and borders.



Photograph Gallery

