



## 7, Burghley Close

| Nettleton, Market Rasen | LN7 6NR

£250,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

# 7

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A Pristine Detached Bungalow in Quiet Village Cul-De-Sac. Nestled in a quiet spot of Nettleton a foothill to the Lincolnshire Wolds, Area of Outstanding Natural Beauty with Beautiful Walks and Stunning Views. Alternatively, you can stroll through the shaded woods nearby or take the dogs out for a spot of exercise and even mountain bike for the more adventurous. Unwind in The Salutation Inn or grab some decent pub food all within walking distance or take a short drive into the pretty Market Town of Caistor which is also home to the well regarded Caistor Grammar School and a good selection of Independent Shops and Helz Kitchen Cafe.

A Beautifully Presented Home that has been Meticulously Maintained and Cared for over recent years, which is warmed by Oil Fired Central Heating and retained with the help of uPVC Double Glazing. It comprises in brief; Reception Hall, Good Sized Lounge/Dining Room, Re-Fitted Kitchen, Three Bedrooms, Re-Fitted Bathroom. Outside there is are Gardens to Front and Rear, a Long Driveway with Parking for three to four cars and a Single Garage. The bungalow is Offered For Sale with No Onward Chain.

- Pristine Detached Bungalow
- Foothill to the Lincolnshire Wolds
- Good Sized Lounge/Diner
- Gardens, Parking & Garage
- Quiet Village Cul-De-Sac
- Re-Fitted Kitchen and Bathroom
- Three Decent Bedrooms
- No Onward Chain

### Entrance Porch

Approached via uPVC entrance door with matching side screen. Single glazed inner door to:-

### Reception Hall

Radiator. Coving. Access to part boarded loft with light. Airing cupboard with radiator.

### Good Sized 'L' Shaped Lounge/Diner

14'11" max x 13'5" max plus 8'11" x 9'3" (4.55m max x 4.11m max plus 2.72m x 2.84m)

Bay window to the front. Two Radiators. Coving. Ornamental fireplace recess. Sliding patio doors to garden. Archway to:-





### Re-Fitted Kitchen

10'1 x 8'11 (3.07m x 2.72m)

Cream colour wall and base units. Soft curve edged corner units. Wall units with lighting under. Wall mounted, illuminated glazed display cabinets. Built-in electric oven, and microwave. Built-in washing machine. Heated chrome towel rail. Window to rear. Half double glazed door to rear.

### Bedroom One

13'2 x 10'4 (4.01m x 3.15m)

Window to front. Radiator.

### Bedroom Two

8'11 x 10'4 (2.72m x 3.15m)

Radiator. Window to rear.

### Bedroom Three

9'11 x 7'11 (3.02m x 2.41m)

Window to front. Radiator.

### Re-Fitted Bathroom

Modern white suite of panelled 'P' shaped bath with electric and hand shower plus screen over. Wash hand basin. Low level W.C. Matching tiled walls and floor. Heated chrome towel rail. Window to rear.



### Front Garden

Expanse of lawn. Rockery/flower bed. Long driveway with parking for three to four cars and giving access to:-

### Single Garage

16'10 x 8'7 (5.13m x 2.62m)

Up and over door. Fitted wall and base units, roll-top worksurfaces. Light and electric. Side personnel door to rear garden.

### Rear Garden

Gated access. Expanse of lawn. Timber garden shed. Flower borders.

### Additional Information

Tenure: Freehold

Services: Mains Electric, Water and Drains. Oil fired central heating

Broadband: Was via Plusnet but currently disconnected

Council Tax Band: C - West Lindsey

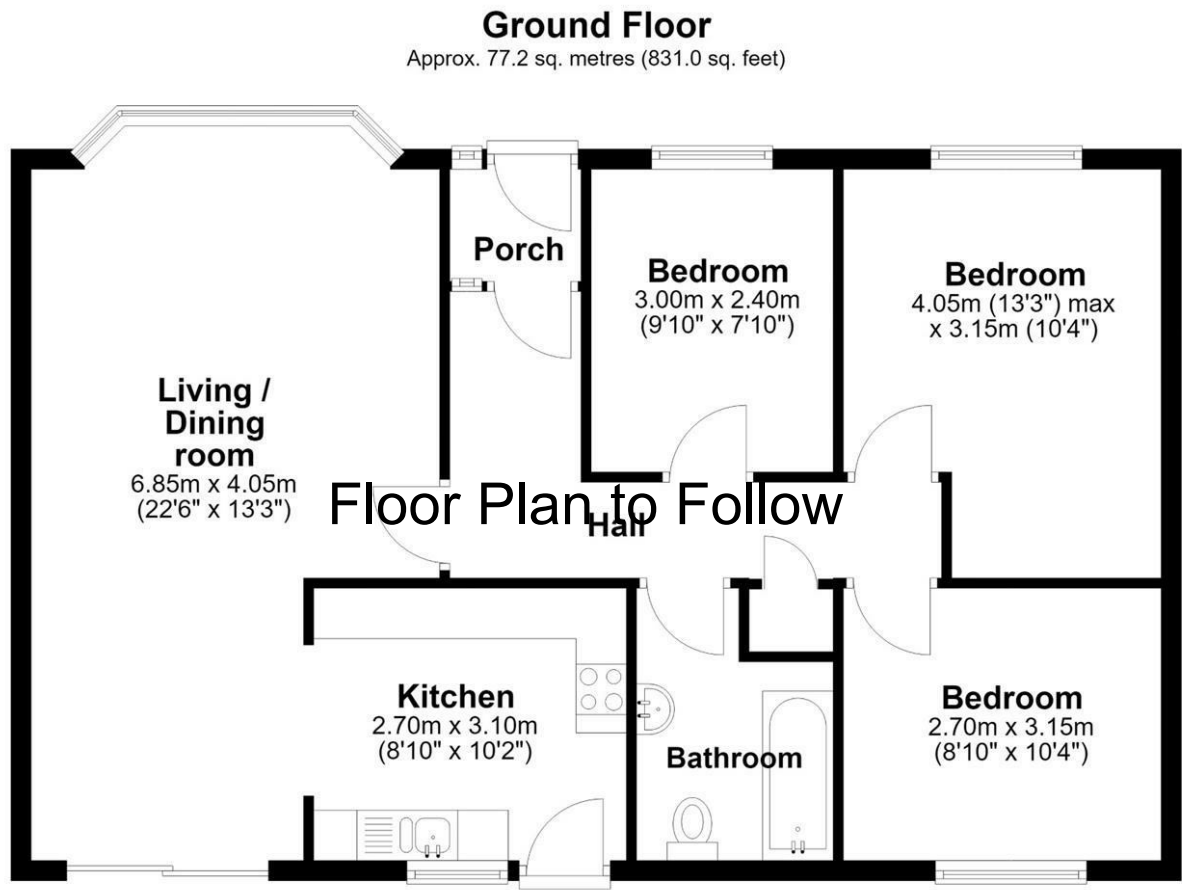
EPC Rating: T.B.C.

Agents Note: Fixtures, Fittings, Appliances and Furniture maybe available through Separate Negotiations









Total area: approx. 77.2 sq. metres (831.0 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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