



Perkins George Mawer & Co.

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



62 Greenfields

Nettleham

Lincoln

LN2 2SB

Asking Price Of **£269,500**

Freehold

Sought After Village Location

No Forward Chain

Detached Bungalow

3 Bedrooms & Shower Room

Lounge & Kitchen

Attached Garage

Generous Plot



GENERAL DESCRIPTION

This is a three bedroomed detached bungalow situated on a generous plot in the sought after village of Nettleham being sold with no forward chain. The property briefly comprises entrance hall, lounge, well proportioned kitchen, shower room, three bedrooms overlooking the rear garden with pebble garden front and sizeable lawned garden to rear. The property having an attached garage with small workshop area to rear and being provided with Upvc double glazing and gas fired central heating system.

DIRECTIONS

Travelling from Perkins George Mawer & Co Market Rasen take the A46 towards Lincoln prior to entering the village of Nettleham turn left onto Wash Dyke Lane continue onto the High Street and Mill Hill bearing right onto Greenfields where the property can found on the right hand side identified by our For Sale board.

ACCOMMODATION

ENTRANCE HALL

with glazed entrance door and doors off to

LOUNGE

15' 5" x 11' 8" (4.71m x 3.56m) with pitch window to front, radiator, marble styled fireplace with inset electric fire and two radiators

KITCHEN

11' 10" x 11' 5" (3.63m x 3.49m) with windows to both front and side elevations, glazed external door to side, range of wall and base units to three walls incorporating inset stainless steel sink unit, plumbing



for automatic washing machine, two ring hob and with part tiling to walls.

INNER HALL

off L shaped design with recessed cupboard containing central heating boiler and additional recessed cloak cupboard

SHOWER ROOM

with window to side, tiling to walls, walk in tiled and glazed shower cubicle with electric shower, pedestal hand wash basin, low level w.c. and radiator

BEDROOM ONE

11' 5" x 11' 7" (3.48m x 3.54m) with window to rear and radiator

BEDROOM TWO

11' 9" x 11' 3" (3.60m x 3.43m) maximum having sliding patio doors to rear garden and radiator

BEDROOM THREE

8' 2" x 6' 4" (2.49m x 1.95m) with window to rear and radiator

OUTSIDE

14' 3" x 7' 4" (4.35m x 2.25m) The property has a pebbled garden front with side driveway extending to an attached garage 15' 6" x 7' 9" (4.73m x 2.37m) containing power and light, up and over vehicle access door and being open to a leanto styled workshop of mixed construction measuring 14' 3" x 7' 4" (4.35m x 2.25m) having external pedestrian door to rear garden. The rear garden is of very generous proportion with sizeable patio and formal lawned garden with shrubbery and having return pedestrian access to the front garden area.

TENURE & POSSESSION

Freehold. Vacant possession will be given

completion of the purchase.

SERVICES

The owner/occupier informed us that any services; or appliances (including central heating if fitted) referred to in this brochure operates satisfactorily, but they have not been checked. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliance.

OUTGOINGS

The property falls into Council Tax Band C payable to West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough DN21 2NA Tel: 01427 676676.

FIXTURES & FITTINGS

Only those items described within these sales particulars are included within the sale.

BROCHURE DETAILS

This brochure including photography was prepared by Perkins, George Mawer & Co. In accordance with the seller's instructions of September 2020.

VIEWING

Strictly through the Selling Agents at their Market Rasen office. Tel: 01673 843011

WEBSITES

You will find a further selection of our properties if you log onto

www.perkinsgeorgemawer.co.uk

www.rightmove.co.uk

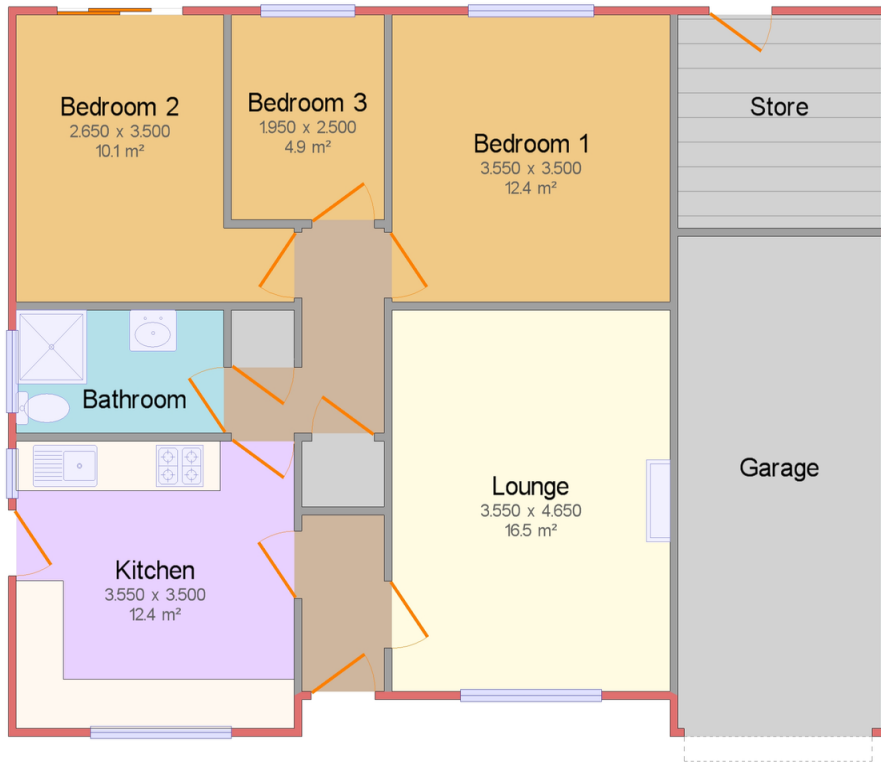
www.uklandandfarms.co.uk



Local Authority
Council Tax Band
EPC Rating

West Lindsey District Council
C
D

Floor Plan
Gross internal area: 94.1 m² (1012.8 ft²)



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Drawings are for illustrative purposes only.
Produced using Quick Sketch 3.17.2w

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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.