



21 Nettleton Drive, Witham St Hughs, Lincoln, LN6 9GG **Guide Price: £135,000 (£900 + VAT Buyers Fee)**

### Description

A three bedroom semi detached property which is in need of a full scheme of refurbishment, but it did have a complete new roof in 2025. Once complete the property will offer an ideal first home or buy to let investment opportunity with good local communities available within the popular Witham St Hughes residential development.

### Directions

From the A46 roundabout turn left onto Camp Road and then left onto Warren Lane. Follow this road and then turn right onto Campion Way and right again onto Nettleton Drive. Follow the road round and the property is on your left.

<https://what3words.com/vintages.tolls.informer>

### Accommodation

#### Entrance Hall

With stairs to first floor with under stairs storage cupboard, radiator, two double glazed casement windows to front, door to;

#### Lounge

Double glazed casement window to rear elevation, radiator, electric fire.

#### Kitchen

Double glazed casement window to front elevation, fitted wall and base units with stainless steel single drainer sink, built-in oven, four ring electric hob with extractor over, radiator, door to conservatory, part tiled walls, space and plumbing for dishwasher,

#### Conservatory

Double glazed and brick construction with French doors to side elevation.

### First Floor

#### Bedroom One

Double glazed casement window to rear elevation.

#### Bedroom Two

Double glazed casement window to rear elevation, built-in wardrobe, radiator.

#### Bedroom Three

Double glazed casement window to front elevation, radiator.

### Landing

With airing cupboard, loft access and further storage cupboard.

### Bathroom

Double glazed casement window to front and side elevation, three-piece suite comprising panel bath, pedestal wash basin, low flush WC, radiator.

### Outside

The front garden is mainly laid to lawn with fence boundaries and a covered porch. A covered passageway leads to the side entrance door with a storage cupboard and bin storage along with further access to the rear garden. The rear garden has a patio, lawned area with fence boundaries and overlooks a Green open space with mature trees. Parking is available on Street directly in front of the property.

### Services

We understand the property offers mains water, electric, main sewage and LPG gas central heating via a back boiler.

### Tenure & Possession

Freehold with vacant possession upon completion.

### Viewing

Strictly by appointment with the auctioneers 01522 504360

### Completion Date

10% deposit and up to 8 weeks for completion.

### Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or [lincolnpropertyauctions@brown-co.com](mailto:lincolnpropertyauctions@brown-co.com)

### Solicitors

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