



High Street, Nettleham



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£255,000

- Semi-Detached Cottage
- Two Bedrooms
- Upstairs Bathroom
- Converted Barn in Garden
- Private Driveway
- uPVC & GCH
- Tenure: Freehold
- EPC Rating D



Well presented TWO BEDROOM Cottage located in the highly sought after village of Nettleham. Perfectly positioned on the Village High Street giving it easy access to a host of amenities including Primary School, Doctors, Coop and the Village Hub. The property further benefits from being fully renovated by the current owner, gas central heating and uPVC Double Glazing.

The accommodation on offer comprises Lounge and Kitchen Diner to the ground floor. To the first floor there are Two Double Bedrooms and Family Bathroom. To the front of the property there is a private driveway. To the rear of the property there is an enclosed lawned garden with spacious patio area, brick shed, WC and converted Barn. The Barn accommodation comprises Seating area, Games Room and Large Storage room.

Lounge 14'0" x 10'9" (4.3m x 3.3m)

With a window and entrance door to the front aspect, feature stone fireplace, ceiling beams and radiator.

Kitchen/Diner 13'9" x 9'0" (4.2m x 2.7m)

With a window to the rear aspect, fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor hood, space for a washing machine and radiator.



Landing

With stairs to the ground floor and access to the roof space.

Bedroom One 10'9" x 9'0" (3.3m x 2.7m)

With a window to the rear aspect, storage cupboard and radiator.

Bedroom Two 13'9" x 5'6" (4.2m x 1.7m)

With a window to the front aspect and radiator.

Bathroom 10'5" x 4'9" (3.2m x 1.4m)

With a window to the side aspect, low level WC, wash hand basin, panelled bath with shower over and heated towel rail.

Outside

With gated access leading to the rear garden, outbuilding with WC.
To the rear of the property is a lawned garden enclosed by fences.

Converted Barn 29'0" x 9'4" (8.8m x 2.8m)

To the lower level there is a lounge area, leading to the upper floor games room.
The basement area has been fully tanked and the current owners are using for storage.

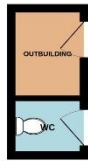
Agents Note

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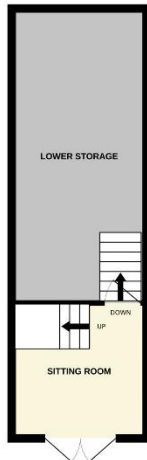
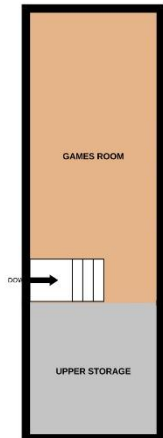




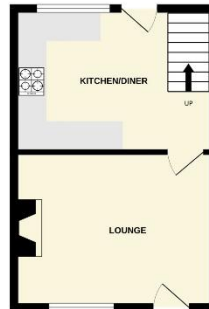
OUTBUILDING
10.10m x 10.10m (approx.)



BASE
10.10m x 10.10m (approx.)



GROUND FLOOR
200.00m x 10.10m (approx.)



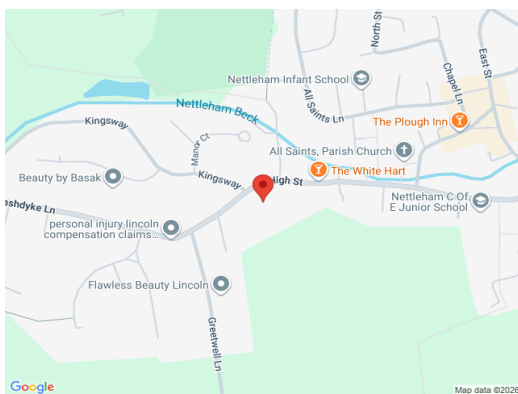
FIRST FLOOR
200.00m x 10.10m (approx.)



HIGH STREET, NETTLEHAM, LN2 2PL

TOTAL FLOOR AREA : 1192 sq.ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	80 C
39-54	E		
21-38	F		
1-20	G		

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