



53 Nettleham Road

Lincoln. LN2 1RW

BELL
ROBERT BELL & COMPANY



53 Nettleham Road, Lincoln

A surprisingly substantial detached family residence (GIFA 2002 ft² / 186 m²), offering an excellent range of four/five bedroom accommodation, discreetly located in a prime location on Nettleham Road in uphill Lincoln, only a short walk from away from the historic Cathedral Quarter.

The property stands on a corner plot with good vehicular access from the roadside through a large electric gate to the driveway and the large Double Garage. The house has an attractive landscaped front garden and a well enclosed private courtyard garden to the rear adjoining the house. The adjoining very good-sized secret garden, will delight many. The grounds as a whole extended to in the region of 0.15 of an acre.

The property is just a walk away from all the key amenities that a family needs. This includes the Bailgate and the Cathedral Quarter with all its charm and shops, well respected nursey, primary and secondary schools and a range of sports and leisure facilities.

ACCOMMODATION

Front Entrance Lobby of a god size having uPVC double glazed sliding panelled front entrance door, tiled floor and uPVC leaded, light, obscure double glazed, panelled entrance door to:

Good-sized Entrance Hall with return staircase up to first floor, circular feature internal window casement, built in under stairs storage cupboard, wood style laminate flooring, and radiator.

Family Room/Bedroom which could also be utilised as home office space, with a northern aspect and radiator. Door through to:

En-suite Shower Room having good size built-in shower cubicle across one wall with Triton shower fitting and accompanying full height wall tiling, pedestal wash hand basin with tiled splash back, low-level WC, radiator and extractor vent.





Front Living Room having a pleasant view from the bay window out over the front garden; attractive stone featured fireplace hearth to chimney breast, wood style laminate flooring, coving and a radiator.

Sitting Room of excellent proportions and having a very pleasant westerly outlook from the French doors across over the rear courtyard; wood style laminate flooring, coving and two radiators.

Substantial Living Dining Kitchen being the hub of this family home with a view out over the rear courtyard towards the secret garden. There is a good size **Kitchen** area with a comprehensive range of fitted units base, drawer and wall units, work surface areas with single drainer Stansell sink unit inset and concealed Hotpoint dishwasher below. Storage alcove with a glazed panelled door china cabinet with drawer beneath and to the end a concealed fridge/freezer. The work surface extends around the adjoining wall and out to provide a peninsula divide with breakfast bar area between the kitchen and the living dining space. Having a good range of drawer and cupboard space and open basket shelving below, space between units for a large Range style cooker with brushed steel splash back and Rangemaster brushed steel cooker hood and glazed panel china cabinet unit above.

The **Living Dining** space has built-in period kitchen cupboard space cross one section of the wall, with laminate and tiled flooring, coving in part, tiled splashbacks, fitted work surface areas, two radiators and inset ceiling spotlight fittings in part. Door through to



Large Utility Room having views out over the adjoining rear courtyard; a good range of fitted units comprising fitted worksurface across one wall with single drainer, stainless steel sink unit inset, cupboard space and room for laundry white goods beneath. To one side of the room there is further fitted work surface with room for white goods beneath, wall cupboards above and tall storage cupboard space to one corner. Further high level wall units, tiled splash back to all fitted work surface areas, tiled floor and radiator. Double glazed panel rear entrance door to grounds. Door to:

Cloakroom with low-level WC and small wash hand basin with tiled splash back.



First Floor

Landing with access to roof space, large walk-in linen cupboard also containing the Worcester gas fired central heating boiler and radiator.

Bedroom having a very pleasant view over the landscaped front garden and beyond into Nettleham Road; radiator and power points.

Bedroom having an easterly view down over the front garden and across Nettleham Road; picture rail and radiator.

Bathroom having panelled bath with mixer tap/shower attachment and accompanying wall tiling above, pedestal wash hand basin with tiled splash back, low-level WC, radiator and extractor vent.

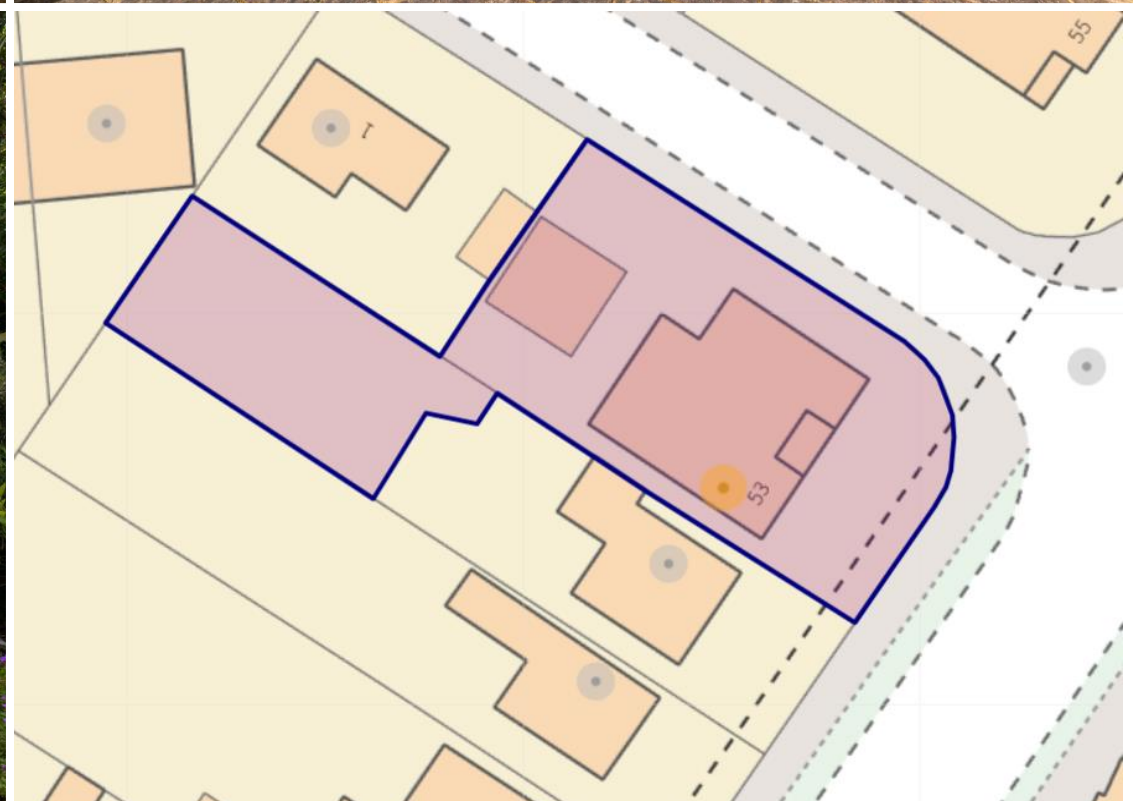
Substantial Master Bedroom with very pleasant westerly outlook down over a rear garden courtyard patio area and beyond into the adjoining Secret Garden; and two radiators. Door through to:

En-suite Bathroom having panelled bath across one wall with mixer tap/shower attachment and accompanying wall tiling above, pedestal wash hand basin with tiled splash back, low-level WC, radiator and extractor vent.

Large Guest Bedroom with a lovely outlook across Harpenden Road towards other attractive homes; picture rail and radiator. Door through to:

En-suite Shower Room of excellent proportions, having a good size shower cubicle across one wall with Triton shower fitting and full height wall tiling, wash hand basin with tiled splash back, low-level WC, radiator and extractor vent.





OUTSIDE

There are pedestrian gates on Nettleham Road which provide access into the attractively landscaped front garden with its tall hedging, ensuring there is good privacy in respect of passers-by in the road. The garden has been laid to lawn with accompanying very well stocked flowerbeds/borders containing a wide range of attractive shrubs and flowers. Gates provide full pedestrian access down the northern and southern elevations of the house to the rear, adjoining the north western corner wall enclosed courtyard garden area onto which the French doors of the sitting room open. There is an area containing an attractive range of flowering heathers, pedestrian gate out onto Haffenden Road and additional gateway through to adjoining driveway.

To the rear of the house is a block paved patio area with a step up to a further block paved patio area going into the **Secret Garden** of good proportion, pleasantly landscaped with good-sized formal lawn, flowerbeds and borders containing a variety of shrubs are flowering plants, including cherry, rosemary and fig to name, but a few. There is a vegetable garden area with accompanying beds and a metal framed greenhouse set on a paved base and good sized garden shed to one corner.

A large electric access gateway on Haffenden Road provides access to a good-sized block paved parking area and access to the **Double Garage** with electric roller shutter door, rear service door through to gardens, fluorescent lighting strips and power points. Exterior light fittings and outside water tap.

Lincoln City Council – Tax band: D

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.

Tel: 01522 538888;

Email: lincoln@robert-bell.org;

Website: <http://www.robert-bell.org> Brochure prepared 30.5.2023

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Approximate Gross Internal Area
Ground Floor = 119.7 sq m / 1288 sq ft
First Floor = 82.9 sq m / 892 sq ft
Garage = 33.1 sq m / 356 sq ft
Total = 235.7 sq m / 2536 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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