



Quarry House

6 Cliff Avenue, Nettleham, Lincolnshire. LN2 2PU

BELL
ROBERT BELL & COMPANY



6 Cliff Avenue, Nettleham

**FOR SALE BY INFORMAL TENDER
CLOSING DATE -FRIDAY 21st MAY 2021-unless
sold previously by Private Treaty
GUIDE PRICE £315,000**

A detached family residence dating from the 1950's, with a GIFA 1,207 sq. ft./112m²) standing on a large plot extending to approximately 0.39 of an acre (sts), located in the ever popular Lincoln village of Nettleham. The house does require a very significant scheme of modernisation, refurbishment and repair internally and externally and an upgrade of required services, but offers great potential for the future as an individual development opportunity.

The house stands well back from the roadside with a good sized garden to the front, a driveway providing more than ample parking for both family and visitors, as well as access to the integral Garage. To the rear there is a very long split level garden, a further family garden adjoins the rear of the house, from where there is significantly steep sloping grounds up to a further plateau of grounds extending through to the rear eastern boundary; all presently overgrown.

IMPORTANT NOTICE: The property may be sold subject to an overage/clawback agreement in respect of any future development. Please enquire for further information.

ACCOMMODATION

Entrance Hall having a glazed panelled front entrance door, staircase up to first floor, built-in under stairs storage cupboard, coving, radiator and wall light fittings.



Cloakroom comprising wash hand basin and built in storage cupboard space.

Sitting Room of excellent proportions having a westerly outlook over the good size front garden and beyond across Cliff Avenue with sliding patio window providing easterly view and access out into the rear grounds. There is a glazed tiled fireplace, coving, radiator, wall light fittings and power points.

Dining Room with an easterly view out over the rear garden; serving hatch through to breakfast kitchen, coving, radiator and power points.

Breakfast Kitchen having an easterly outlook over the rear garden; a comprehensive range of old fitted kitchen units and work surface areas with sink unit, serving hatch through to dining room, radiator and power points. Glazed panelled side entrance door to:

Open Side Entrance Lobby providing direct access out into the rear garden, having doors through to outside toilet and to:

Utility Room with plumbing for laundry white goods, light fitting and power points.

First Floor

Landing with very pleasant westerly view out over the front garden and beyond into Cliff Avenue; radiator and built in airing cupboard containing the insulated hot water cylinder.

Bedroom 1 having both easterly and westerly views out over the grounds to front and rear; coving, radiator and power points.

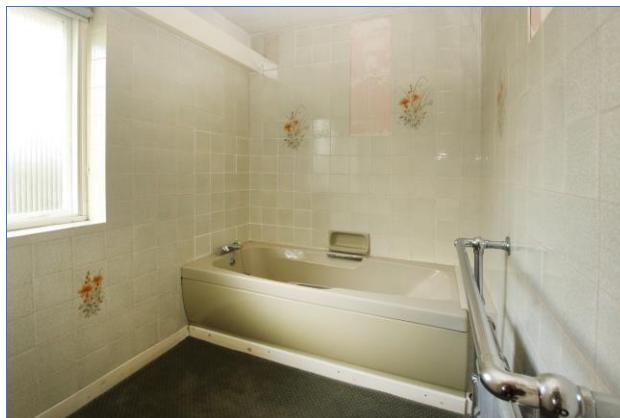
Bedroom 2 having an easterly view over the back garden; built in wardrobe and cupboard space to one side, radiator and power point.

Bedroom 3 with an easterly aspect; built-in clothes cupboard/storage space to one corner, radiator and power point.

Family Bathroom having panelled bath and wash hand basin with tiled surround and toiletry cupboard space beneath, radiator/towel rail.

Separate WC.





OUTSIDE

There is a tarmac driveway providing ample parking and access to the **Integral Garage** with up and over door light fitting and power point. The front garden has been laid to grass/lawn with accompanying borders containing a variety of mature trees/shrubs, a pedestrian access leads down the northern elevation of the garage through to the rear. Like many others in Cliff Avenue, the house stands in the grounds of an old quarry, as a consequence, the substantial gardens to the rear do rise up significantly.

Adjoining the rear of the house is a good sized garden which would benefit from having a scheme of clearance and new landscaping, but is surprisingly private and sheltered by attractive mature trees and shrubs. To the rear of this garden area there is a steep embankment which has in the past been thoughtfully landscaped, up which there is a meandering pathway leading to a very large secret garden terrace with a good open aspect, clearly utilised in the past as a large vegetable garden area.

THE AREA

Nettleham is an attractive village which offers a surprisingly good range of amenities including infant and junior schools, Co-op Supermarket, Post Office, tea shop, hairdressers, newsagents/store, public houses/restaurants, fast food outlets and more. In the nearby village of Welton is the OFSTED outstanding William Farr Secondary School. Nettleham is only one mile from the northern suburbs of the historic City of Lincoln which offers an excellent range of shopping and social facilities, the historic uphill Cathedral district with the popular Bailgate and Steep Hill shopping area and the Castle with its Magna Carta and Lincoln Prison museums.

The A46 ring road runs north to Market Rasen and Grimsby and south west around the city and out to the A1 and Newark with its high speed rail link to London Kings Cross. The A15 is but a short drive way and runs north up to the M180, as is the new Lincoln Eastern Bypass, which now provides quick access to routes south of the city.





ENERGY PERFORMANCE RATING: D

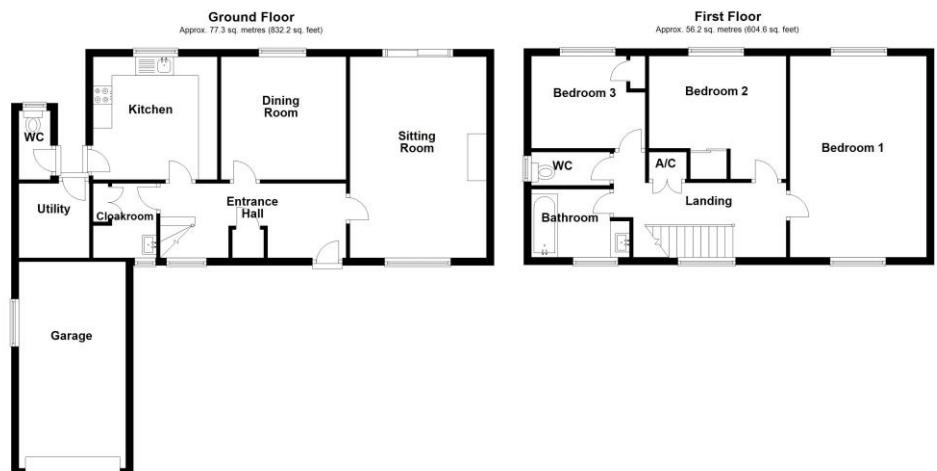
SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

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 revised 24.3.2021



Total area: approx. 133.5 sq. metres (1436.7 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

DISCLAIMER

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