



12 Orchard Way
Nettleham, Lincoln. LN2 2SR

BELL



12 Orchard Way Nettleham

This is a well presented, bow fronted detached bungalow, situated in the every popular large village of Nettleham, a short drive away from the City centre, with a good range of shopping and social amenities, infant/junior schools and regular bus service into the City.

Nettleham also has quick and easy access to the A46 ring road, leading into other areas of the City and beyond.

ACCOMMODATION

Entrance Hallway having an attractive contemporary style leaded light double glazed front entrance door, built in linen/cloaks cupboard space, access to roof space, coving and radiator.

Lounge Diner having a pleasant view out over the front grounds across Orchard Way; chimney breast with tiled hearth for a feature electric fire as required with an attractive oak mantelpiece above, coving, radiator and light fittings.

Breakfast Kitchen having a pleasant outlook over the driveway entrance to the property; a good range of contemporary style fitted base, drawer and wall units, work surface with single drainer one and a half bowl sink unit inset, room for laundry white good beneath, small area fitted worksurface with space below and a panel door china cabinet above. To the corner there is a concealed built-in fridge/freezer. Corner carousel cupboard unit, pull out spice drawers and a brushed steel featured oven below; brushed steel four ring gas hob to surface with accompanying cooker hood above. Wood style laminate flooring, coving, radiator and inset ceiling spotlight fittings.



Wet Room Style Shower Room having attractive contemporary design style appointment comprising good size walk-in shower area with gully floor, shower fitting, glazed panel and full height wall tiles; cantilever wash hand basin and low level WC. Up stand room floor covering, tiling to all walls to full height, ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Bedroom 2 of good proportions having a very pleasant outlook over the rear to the south east from the patio doors which provides access out into the garden; coving and radiator.

Bedroom 1 with a very pleasant view out over the rear garden patio and lawn; coving, radiator and two bedside wall light fittings.

OUTSIDE

This delightful bungalow stands well back from the roadside and is approached across a very good size area of block paved driveway which provides more than ample parking for both family and visitors in conjunction with an additional gravel hardstanding area which is also suitable for presentation of plant pots/tubs. The driveway extends down the northern elevation of the bungalow through to the attached **Single Garage** with electric roller blind door, light and power.

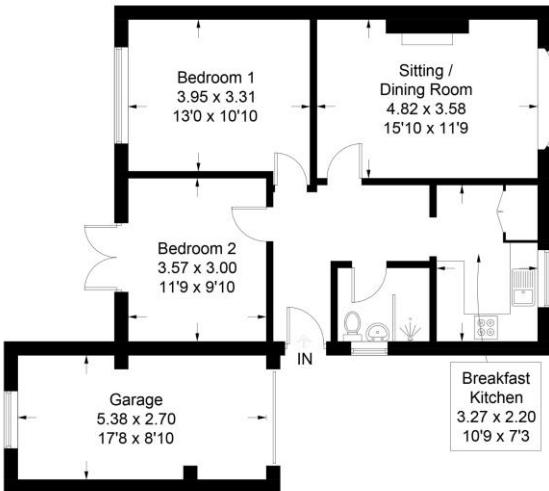
The front grounds of the property have very well stocked flower bed/borders containing an attractive range of shrubs and flowering plants including; hydrangea, holly, cornflowers, roses and yet more.

To the east side of the garage there is a pedestrian gate which provides access through to the surprisingly private rear garden, thoughtfully landscaped with a very good side area of formal lawn with accompanying paved patio area adjoining the rear south elevation of the bungalow onto which the patio door of bedroom two opens. There is a wide variety of mature shrubs including, lilac, wisteria, honeysuckle and more. The garden as a whole is enclosed by mature well tended hedging and fencing as appropriate, with outside light fittings and a water tap.



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Approximate Gross Internal Area = 62.6 sq m / 674 sq ft
 Garage = 14.6 sq m / 157 sq ft
 Total = 77.2 sq m / 831 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.

West Lindsey District Council – Tax band: B

ENERGY PERFORMANCE RATING: C

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...

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