



## 2, Ambrose Court

Nettleham | Lincoln | LN2 2EJ

£1,200 PCM



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



# 2

## Ambrose Court | Nettleham

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DON'T MISS! The opportunity to make this property your own and enjoy the best of village living in Nettleham.

Welcome to Ambrose Court in the charming village of Nettleham, Lincoln. This stunning barn conversion property boasts a modern design while retaining the timeless charm of a stone cottage.

As you step inside, you are greeted by a spacious reception room that offers a versatile space for entertaining or relaxing with family. The integrated white goods in the kitchen add a touch of luxury, making meal preparation a breeze.

The property features three cosy bedrooms, perfect for a growing family or hosting guests. With good sized bathroom and en-suite, convenience is key in this lovely home. Outside you have a open plan communal

- Three bedrooms
- Immaculate condition
- Cooker, dishwasher, fridge freezer
- En suite
- open plan communal gardens
- Village location
- Breakfast kitchen
- Electric Log burning effect stove to lounge
- Some fitted wardrobes
- Allocated parking

### MAIN ENTRANCE

### ENTRANCE HALL

### CLOAK ROOM

### UTILITY CUPBOARD

### LOUNGE

13'8" x 13'3" (4.17 x 4.04)

### BREAKFAST KITCHEN

14'3" x 7'11" (4.34 x 2.41)

### REAR HALLWAY

### STAIRCASE AND LANDING

### MASTER BEDROOM

11'4" x 10'1" Ex robes (3.45 x 3.07 Ex robes)

### EN-SUITE SHOWER ROOM

8'8" x 3'11" (2.64 x 1.19)

### BEDROOM TWO

10'5" x 8'4" (3.18 x 2.54)

### BEDROOM THREE

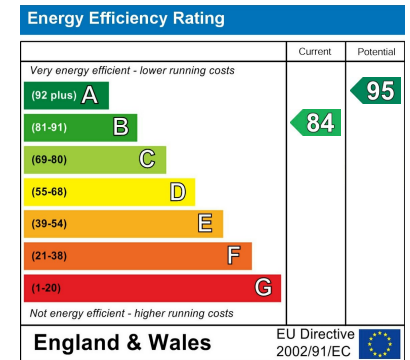
9'4" x 8'5" ex robes (2.84 x 2.57 ex robes)

### BATHROOM

7'2" x 5'6" (2.18 x 1.68)

### REAR ELEVATION

### FRONT ELEVATION



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