



2 Wold View
Nettleham, Lincoln, Lincolnshire, LN2 2SY

£300,000

5 Bedroom Detached Bungalow

- Freehold
- Detached Dormer Bungalow
- Flexible Extended Layout
- 4/5 Bedrooms
- Driveway and Garage
- No Onward Chain
- Highly Sought After Village
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 2 Wold View, Nettleham, Lincoln, Lincolnshire, LN2 2SY](#)



Overview

Pygott & Crone are pleased to offer this extended four/five bedroom detached dormer bungalow, ideally located in the highly desirable village of Nettleham, renowned for its excellent range of local amenities. Residents benefit from a variety of everyday conveniences, including shops, pubs, restaurants, a doctor's surgery, and a well-regarded primary school.



This deceptively spacious property offers flexible and well-proportioned accommodation throughout. The ground floor features an enlarged entrance porch opening into an inner hallway, three versatile rooms that can be utilised as bedrooms or reception rooms as desired, a shower room, fitted kitchen, spacious lounge diner, utility room, and separate WC. The first floor provides two further bedrooms, along with additional space offering excellent potential for conversion or further development, subject to the necessary consents.

Externally, the property enjoys gardens to both the front and rear, along with a block paved driveway providing off-road parking and access to the integral garage.

Nettleham is a highly sought-after village situated approximately four miles north of Lincoln. The village offers an excellent selection of amenities, including a convenience store, public houses, infant and junior schools, a doctor's surgery, and sports facilities. Convenient transport links are available via the nearby A46 and A158, providing easy access to Lincoln and Market Rasen, while regular bus services operate through the village.







Wold View, Nettleham, Lincoln, LN2 2SY

Approximate Area = 1236 sq ft / 114.8 sq m

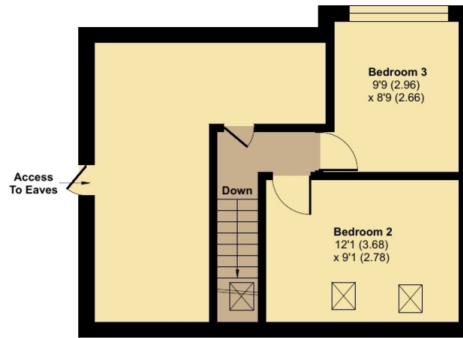
Limited Use Area(s) = 184 sq ft / 17 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1584 sq ft / 147 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1471605



Location



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An advertisement for Pygott Crone. On the right, a woman with blonde hair is smiling while looking at a laptop. On the left, there is a list of services and awards. At the top left is the Pygott Crone logo. To its right is a 'Platinum Trusted Service Award' badge from 2021 by feefo, featuring five stars. Below these are three service icons: a calendar for '24/7 Customer Service', a hand holding a coin for '£0 Upfront Fees to Pay', and a house icon for 'On average, 98% of asking price achieved'. The text 'Book your free, property valuation.' is prominently displayed in the center.

Pygott Crone

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2 Wold View, Nettleham
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

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