



## 4 West Garth, Nettleton, Market Rasen, LN7 6AW



Book a Viewing!

### £450,000

This stunning new build detached family home is located in an exclusive and quiet cul de sac within the village of Nettleton and also benefits from overlooking an open green area to the front.

Designed for modern living, this property features an air source heat pump and underfloor heating throughout the ground floor, ensuring comfort and energy efficiency.

This home offers flexible living accommodation and boasts four spacious bedrooms, with a ground floor master bedroom featuring an en-suite shower room, whilst the first floor offers three further double bedrooms and a luxury bathroom suite with fully tiled walls and LVT flooring.

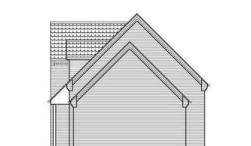
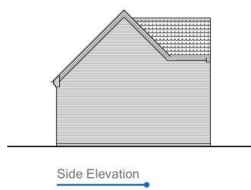
The ground floor will have LVT flooring throughout and the accommodation includes a well proportioned lounge, cloakroom and a utility room, with the standout feature of this home being the impressive open-plan living kitchen & dining space, with a bespoke fitted kitchen by Colourhill Kitchens of Lincoln. This high-specification kitchen is equipped with Quartz worktops, instant boiling water tap, integral oven and combi microwave, induction hob with a downdraft extractor fan, integrated fridge freezer & dishwasher. The breakfast bar offers a casual dining space and Bi-fold doors open directly into the garden, blending indoor and outdoor living.

The gardens, complete with a patio area, offer a quiet outdoor space whilst the property also includes a driveway which gives access to the attached garage, providing ample parking and storage.

Located in the catchment area of the highly regarded Caistor Grammar School, this home offers excellent educational opportunities. It also provides easy access to the nearby towns of Market Rasen and Louth, and is situated on the edge of the stunning Lincolnshire Wolds, offering beautiful natural surroundings. **Upon exchange buyers may choose the kitchen/bathroom suite\*subject to terms.**



**Plot 4, West Garth, Holton Road, Nettleton, Market Rasen, LN7 6AW**



**SERVICES**

All mains services available. Air source heat pump. Fibre broadband is connected.

**EPC RATING – TBC**

**COUNCIL TAX BAND – TBC** (West Lindsey District Council).

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Nettleton is a village steeped in history, nestled at the foot of the renowned Lincolnshire Wolds. Located in an Area of Outstanding Natural Beauty, it is traversed by the historic Viking Way, a trail established by Vikings that stretches from the Humber Bridge through Nettleton to Rutland, showcasing breathtaking scenery along its path.

Once a hub for ironstone mining, Nettleton has transformed into a quaint residential community with approximately 280 households and farms. Despite its steady growth, the village retains its timeless charm, blending traditional and modern elements with tasteful architecture.

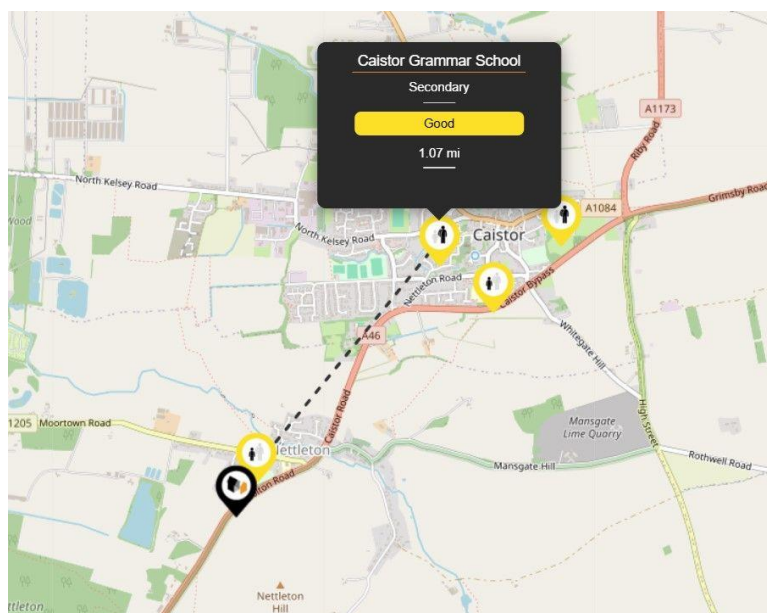
The village offers a range of amenities including a village hall, shop, pub and various accommodations for visitors. Nettleton is home to a well-regarded primary school and is within the catchment area of Caistor, which boasts two excellent secondary schools including the highly regarded Grammar School. Conveniently located, Nettleton is just a short drive from Lincoln, Grimsby, Scunthorpe, Market Rasen and Louth.



The Nettleton area offers a wide range of activities for active families, including horse racing, golf, fishing, cycle trails and clay pigeon shooting. Situated on the edge of the breathtaking Lincolnshire Wolds, designated an 'Area of Outstanding Natural Beauty' since 1973, this region boasts some of the most stunning, unspoilt landscapes in the East Midlands.

The surrounding area offers a variety of shopping options, including independent retailers and national chains. The nearby town of Caistor features a weekly farmer's market and a popular monthly 'Street Food' market, highlighting the best local street foods and crafts.

Just a short distance away is the Hemswell Antiques Centre, the largest antiques centre in Europe. Nearby is the historic City of Lincoln, where you can explore the culture surrounding the Cathedral and Castle and enjoy the extensive retail facilities within the Cornhill Quarter. For a unique shopping experience, visit Marshall's Yard retail park in Gainsborough. Heading towards the coast, you'll find fantastic beaches and towns bustling with theatres, cinemas, shops, restaurants and vibrant nightlife.



## SPECIFICATION

### HALL

### WC

### LOUNGE

17' 3" x 12' 2" (5.26m x 3.71m)

### OPEN PLAN LIVING KITCHEN DINER

25' 4" x 12' 9" (7.72m x 3.89m)

### UTILITY ROOM

7' 7" x 6' 4" (2.31m x 1.93m)

### BEDROOM 1

13' 0" x 9' 11" (3.96m x 3.02m)

### EN-SUITE

10' 8" x 3' 11" (3.25m x 1.19m)

### FIRST FLOOR LANDING

### BEDROOM 2

15' 2" x 12' 9" (4.62m x 3.89m)

### BEDROOM 3

17' 3" x 9' 10" (5.26m x 3m)

### BEDROOM 4

17' 3" x 7' 11" (5.26m x 2.41m)

### BATHROOM

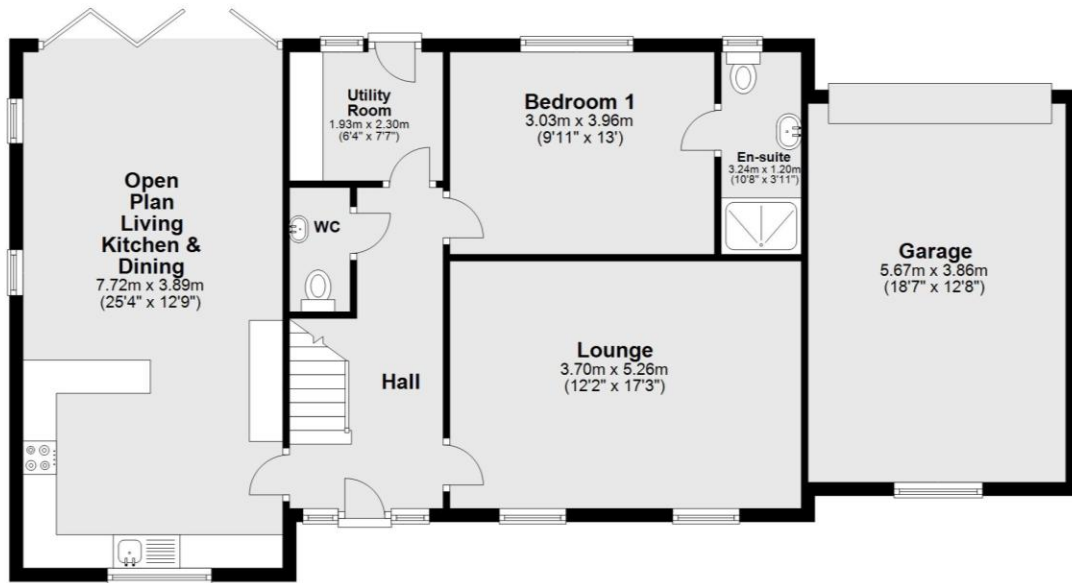
8' 6" x 7' 10" (2.59m x 2.39m)



**View from West Garth**

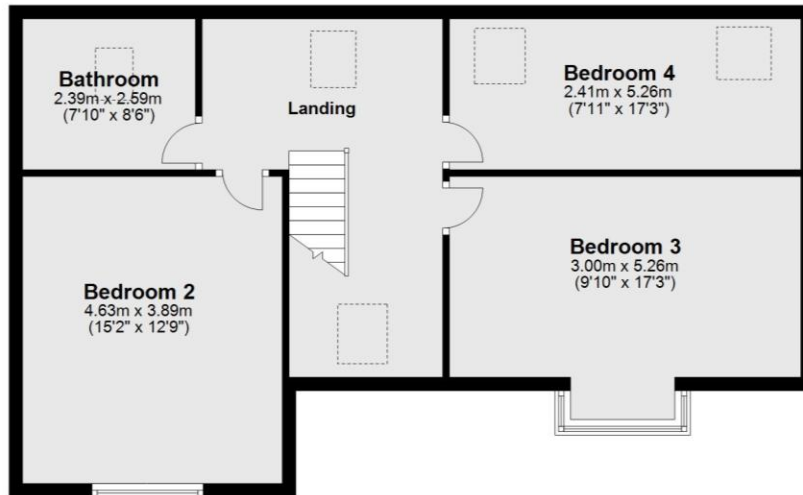
## Ground Floor

Approx. 105.7 sq. metres (1137.8 sq. feet)



## First Floor

Approx. 70.5 sq. metres (758.8 sq. feet)



Total area: approx. 176.2 sq. metres (1896.6 sq. feet)

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey M RICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.