



Chestnut House
North Greetwell

MOUNT & MINSTER



A stunning and spacious executive home located just outside the Cathedral City of Lincoln.

- South facing gardens over looking open countryside
- Gated access, leading to double garage and generous off road parking
 - High specification throughout
 - Underfloor heating
 - Private 0.5 acre plot with mature gardens
 - Four double bedrooms
 - Two En-Suites
 - Walking distance to amenities



MOUNT & MINSTER

INTRODUCTION

Chestnut House is an exceptional property finished to the highest standard to create a luxury individual executive family home. Chestnut House is situated on a South facing plot of 0.5 of an acre benefiting from stunning open field views. The property is accessed via a private gated driveway which provides ample off road parking, and leads to a 420sqft detached double garage which benefits from an insulated electric sectional door and is equipped with a power feed for electric car charging.

The property briefly comprises Entrance hall, utility, kitchen/dining/family room, sitting room, study, four double bedrooms, en suite and family bathroom. The property further benefits from a luxurious Utopia kitchen with a marble effect quartz worktop, with integrated Siemens appliances and breakfast island bar. The Utility room is also equipped with integrated Siemens ISensonic washing machine and Candy mobile app-controlled tumble dryer. The bathrooms feature modern sanitary ware and vanity units, with Aqualisa rainfall showers and free standing baths. Other features include underfloor heating to the ground floor with feature ceramic tiled flooring.

OUTSIDE

To the front the property is approached via private gated access providing ample off road parking and leading to the detached double garage. the garden is primarily laid to lawn with mature native trees including multiple apple trees and a plum tree. The South facing half an acre plot has stunning views to the rear and benefits from a substantial buff sandstone patio and outside power point, and PIR sensor external lighting.

LOCATION

Chestnut House is within walking distance of a local convenience shop and the village of Nettleham. Nettleham village has a range of amenities including a range of public houses, a convenience store, along with an infants and junior school, doctors surgery and sports clubs. Nettleham is very convenient commuting distance into the city of Lincoln being approximately four miles away, as well as access further afield via the A46 north to Grimsby or south to Newark and the A1. Here, fast train services to London Kings Cross take around 75 minutes. Direct trains from Lincoln to London take about 2 hours. The A1 North is accessed at Markham Moor, about half an hour (20 miles) west. The A15 is very nearby linking to the M180 network to the north, and Humber Airport is about a half hour drive (25 miles).





SCHOOLS

Nettleham has its own infant and primary school, Becksde Pre-School & Nursery and Nettleham Junior School rated Good by Ofsted, whilst in the neighbouring village of Welton, less than 4 miles away, is Ofsted-rated Outstanding William Farr Secondary School, a comprehensive school with a strong reputation. Another excellent option nearby is The Priory Pembroke Academy in Cherry Willingham about 3 miles (5 mins) away which is Ofsted-rated Good and, about 20 miles (30 mins) away, the much sought after Queen Elizabeth's Grammar School in Horncastle, rated Outstanding. In the private sector, the highly regarded Lincoln Minster Schools (Prep and Senior) are 4 miles (10 mins) away in the centre of the city.

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: B

COUNCIL TAX BAND

Band: TBC

West Lindsey District Council

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of May 2024.

SERVICES

The property has mains gas, electricity, water and drainage.

PROPERTY SPECIFICATIONS

Available upon request

RESERVATION FEE

A non refundable reservation fee of £5000 is payable to secure the property for a 12 week period.

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

T: 01522 716204

E: Ellen@mountandminster.co.uk

Entrance hall

11'8" x 13'10" (3.56m x 4.23m)

Utility

14'10" x 12'7" (4.54m x 3.86m)

Kitchen

14'6" x 13'3" (4.42m x 4.05m)

Family/Dining room

25'5" x 14'2" (7.77m x 4.33m)

Sitting room

22'3" x 13'9" (6.80m x 4.20m)

Study

12'10" x 7'8" (3.92m x 2.36m)

Master Bedroom/Dressing room

22'7" x 13'9" (6.90m x 4.20m)

En-Suite

14'4" x 9'0" (4.38m x 2.76m)

Family Bathroom

14'4" x 9'1" (4.38m x 2.77m)

Bedroom Two

13'11" x 11'8" (4.26m x 3.57m)

Bedroom Three

13'11" x 12'0" (4.25m x 3.66m)

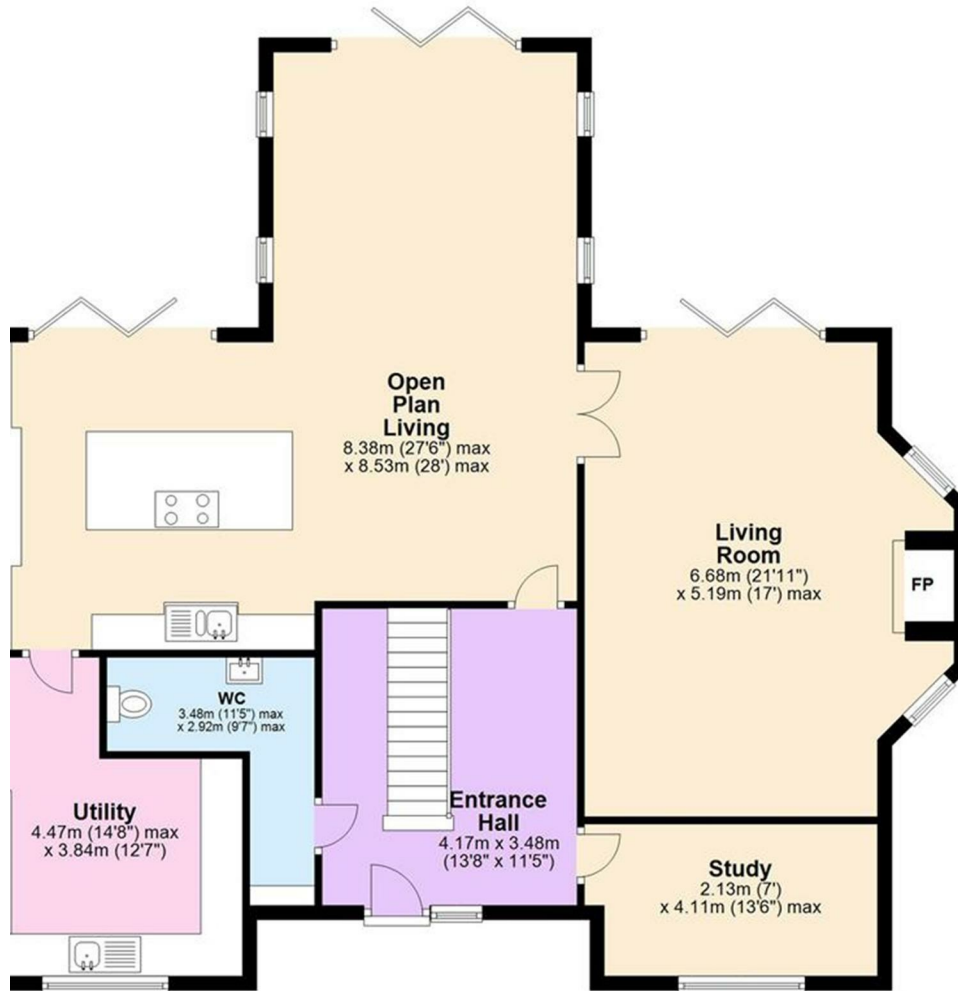
Bedroom Four

14'4" x 11'9" (4.38m x 3.60m)



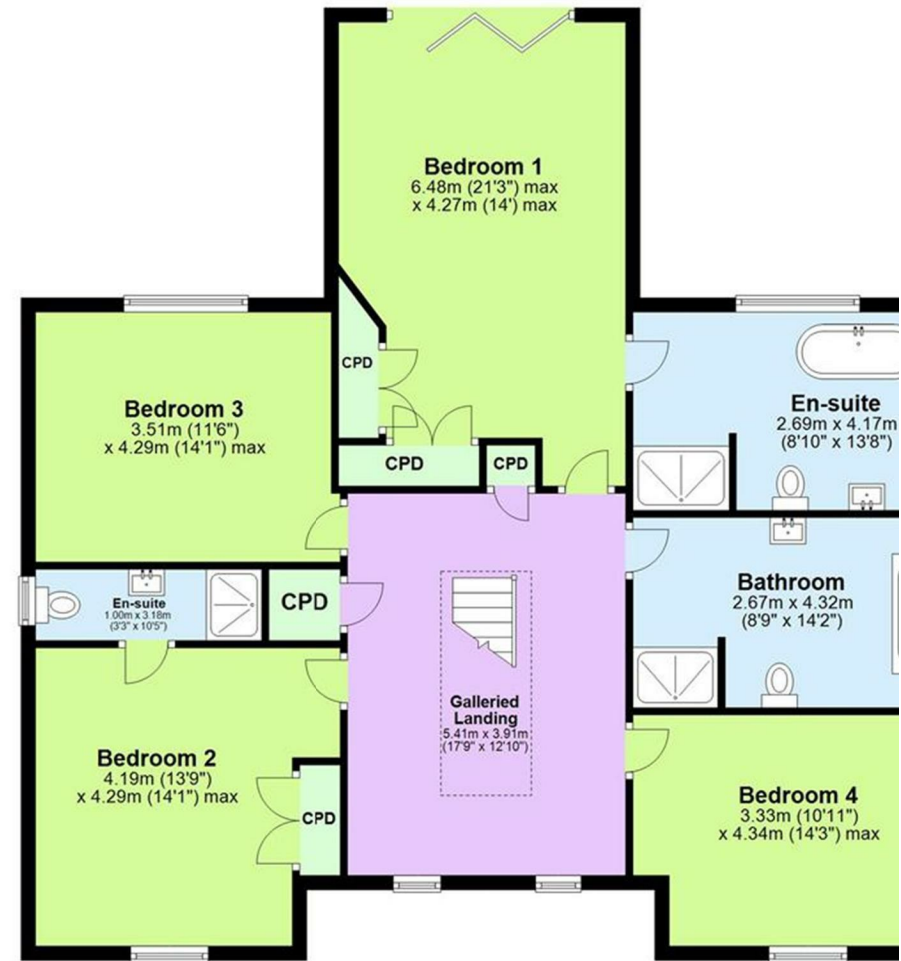
Ground Floor

Approx. 128.5 sq. metres (1383.6 sq. feet)



First Floor

Approx. 124.0 sq. metres (1334.7 sq. feet)



Total area: approx. 252.5 sq. metres (2718.4 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Chestnut House, Lincoln

