



Paddock View

Nettleton

M A S O N S

— Celebrating 175 Years —



Paddock View

Nettleton
LN7 6NT

Highly individual detached house

Versatile 4/5 bedroom accommodation

Attractive garden backing onto paddock land

Spacious lounge with stone fireplace and balcony

Split-level dining-kitchen with appliances

New solar panels with battery and car charge port

Ensuite shower room to master bedroom

Off road parking | Oil CH

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Nestled in the hillside within this attractive rural village is this individual and unique detached house which provides spacious 4/5 bedroom family accommodation set over three floors and offering very versatile living space, with the property having a recent range of upgrades to create an energy efficient house with low running costs. The property is situated on a generous plot with parking to the front and a mature rear garden overlooking the Wolds countryside beyond.



The property dates back to around the 1970s and benefits from uPVC-framed, double-glazed windows and doors. The property has also had a recent range of upgrades including recently installed oil-fired boiler with supplementary pressurized hot water tank, along with the installation of photovoltaic solar panels with battery storage system, together with car charger port. The property has also had replacement flat roof to one section.





A spacious split-level central hallway is the central hub of the house with door to side into the kitchen diner which has a good range of base and wall units and ample space for a large table. Off this is a very functional utility room with further installed units and sink and external access to the garden. Positioned off the hall to the front is a further optional bedroom or reception room, depending on the needs of the purchaser. Adjacent this is a useful shower room whilst to the rear is the brilliant lounge which has windows to three aspects and a superb feature fireplace, in an L-shape configuration with a patio door leading out onto the balcony overlooking the large garden and open countryside beyond.





Off the first-floor landing is the master bedroom suite which is a spacious double room with part-vaulted ceilings and excellent view out the window across the Wolds countryside. Built-in storage and an adjoining en suite shower room.





Central lower ground hallway houses built-in cupboards with the hot water storage tank, off which are two more generous bedrooms along with the optional fifth bedroom or garden room, depending on the needs of the purchaser, with this room having a patio door leading out onto the rear garden. Across the hall is a spacious family bathroom.



To the front of the property there is parking available for a couple of cars with further scope for parking by utilizing some of the front garden, currently laid to low-maintenance shingle with mature bushes and trees. At the rear is a superb sunny garden which is very generous in size, in a mature setting with a mixture of hedged and fenced boundaries with mature bushes, shrubs and trees, laid to lawn and with views cross the adjoining paddocks with a useful patio area adjacent the property.

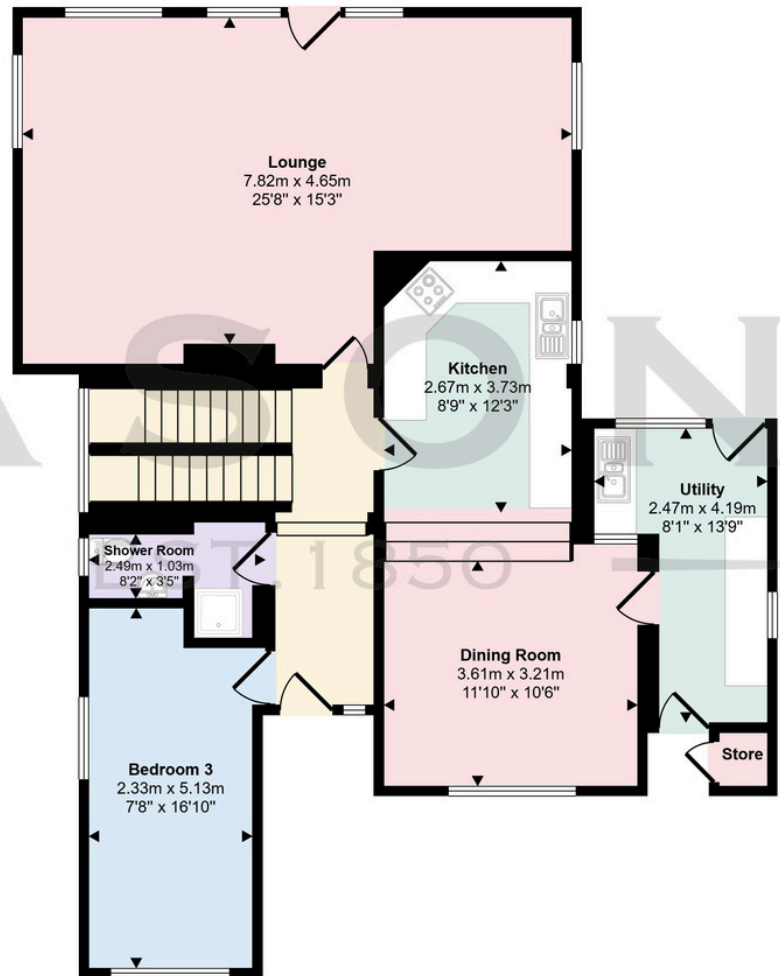




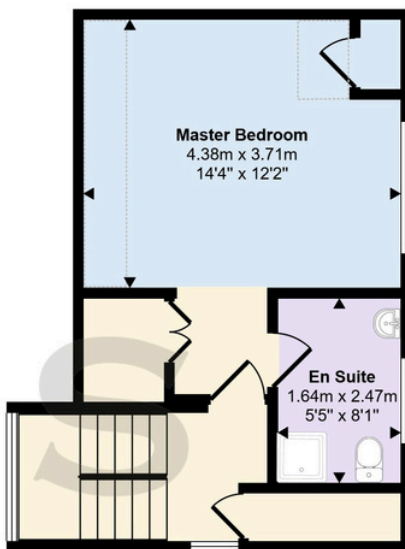
Approx Gross Internal Area
184 sq m / 1978 sq ft



Lower Ground Floor
Approx 53 sq m / 575 sq ft



Ground Floor
Approx 97 sq m / 1047 sq ft



First Floor
Approx 33 sq m / 356 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Nettleton

Vibrant Living in the Wolds

Nettleton is a picturesque village in an area of outstanding natural beauty and situated less than 1-mile (1.6 km) south-west of Caistor market town. There is a primary school, and a Methodist Church. The village public house is the Salutation Inn. Nearby is the Woodland Trust's Nettleton Wood. The property falls in the catchment area of the highly regarded Caistor Grammar School.

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///doing.meal.gazes

Directions

From the Market Square in Caistor, turn down Plough Hill by the bollards and follow the road which continues along Horse Market. After the sharp right bend and small rise, you will be on Nettleton Road. Follow the road to the T junction and turn right along the A46. Follow the road and on arriving in Nettleton take the left turn along Church Lane. Follow the lane past the attractive stone-built church and look for Mansgate Hill on the left – Paddock View is a short distance up the hill on the right and is totally deceptive from the lane – belying the extent of the property within.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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