



11 Cooks Lane Nettleton  
Market Rasen  
LN7 6NL

Offers in the Region Of  
£465,000

Crofts Estate Agents have the pleasure of bringing to the market this superb FIVE bed detached family home, positioned in the sought after village of Nettleton. Situated on the outskirts of Caistor and only a short drive from Grimsby and Immingham, this stunning property is one not to be missed with viewings highly recommended. Ideally suited to a family, this home boasts a large rear garden, local amenities within a short drive and excellent schools children of all ages. Internal viewing will reveal the entrance hallway, lounge, sitting room, office, dining room, kitchen, utility and WC. To the first floor there are five bedrooms, four being doubles and the family bathroom. Two of the bedrooms also benefit from en-suites. Externally, there is ample off road parking with double garage and well presented gardens to the front and rear.



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

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#### OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed





### Lounge

17' 1" x 18' 1" (5.20m x 5.51m)

This spacious living room, which is found at the front of the property boasts dual aspect uPVC windows, including bay, which allows plenty of natural daylight to enter. There is also carpeted flooring, radiator, gas fire and tasteful decor.

### Dining Room

11' 3" x 12' 8" (3.43m x 3.86m)

The third of four reception rooms is the dining room, which is ideally sized for a large table and chairs - Perfect for entertaining guests. The room benefits briefly from carpeted flooring, radiator, coving and uPVC bay window.

### Sitting Room

11' 0" x 12' 8" (3.35m x 3.86m)

Located to the rear of the property, this snug room is perfect for relaxing of an evening. The cosy space boasts gas fire, patio doors opening out to the rear garden, coving, laminate flooring and modern decor with feature wall.

### Office

7' 0" x 10' 4" (2.13m x 3.15m)

The fourth reception room provides versatile space. The room is currently occupied as an office, creating the ideal space for anyone who works from home.

### Kitchen

13' 1" x 20' 11" (3.98m x 6.37m)

Open planned and found to the rear is the excellently sized kitchen-diner. Boasting a range of base and wall mounted units, with plenty of worktop space as well. There is tiled flooring, LED lighting, radiator, integral dishwasher, 1 and a half sink with drainer and tiled splashback. In addition there is also a utility room adjacent to the kitchen, which provides handy storage as well as plumbing for a washing machine and dryer.

### Bedroom 1

14' 1" x 25' 3" (4.29m x 7.69m)

Bedroom one, which is the largest of the five benefits from built in storage, carpeted flooring, en-suite, radiator and two uPVC windows.

### En-suite

7' 1" x 8' 3" (2.16m x 2.51m)

Found in bedroom one, this rather spacious en-suite benefits from a shower, WC, basin, towel rail radiator, vinyl flooring, LED lighting and velux window.

### Bedroom 2

11' 0" x 14' 1" (3.35m x 4.29m)

Bedroom two briefly comprises of carpeted flooring, radiator, coving, fitted wardrobes, en-suite and uPVC window to the rear elevation.

**En-suite (BEDROOM 2)**

3' 6" x 7' 11" (1.07m x 2.41m)

The second of the en-suites, which is found in bedroom two, benefits from a shower, WC, basin, vinyl flooring and uPVC window.

**Bedroom 3**

11' 0" x 12' 8" (3.35m x 3.86m)

Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

**Bedroom 4**

9' 7" x 11' 11" (2.92m x 3.63m)

Bedroom four briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

**Bedroom 5**

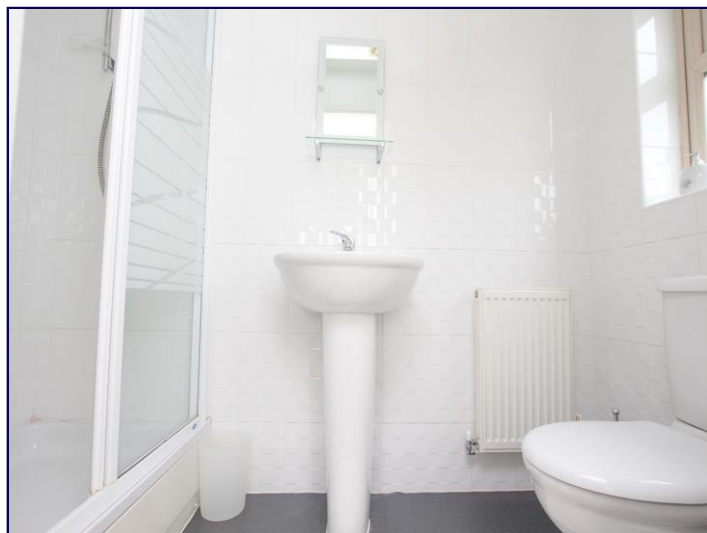
6' 10" x 11' 0" (2.08m x 3.35m)

Bedroom five briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

**Bathroom**

6' 4" x 10' 4" (1.93m x 3.15m)

Boasting a lovely four piece suite, this large bathroom comprises of a freestanding bath, shower, WC and basin. There is also vinyl flooring, radiator, LED lighting and uPVC window.



### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band F: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office, or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

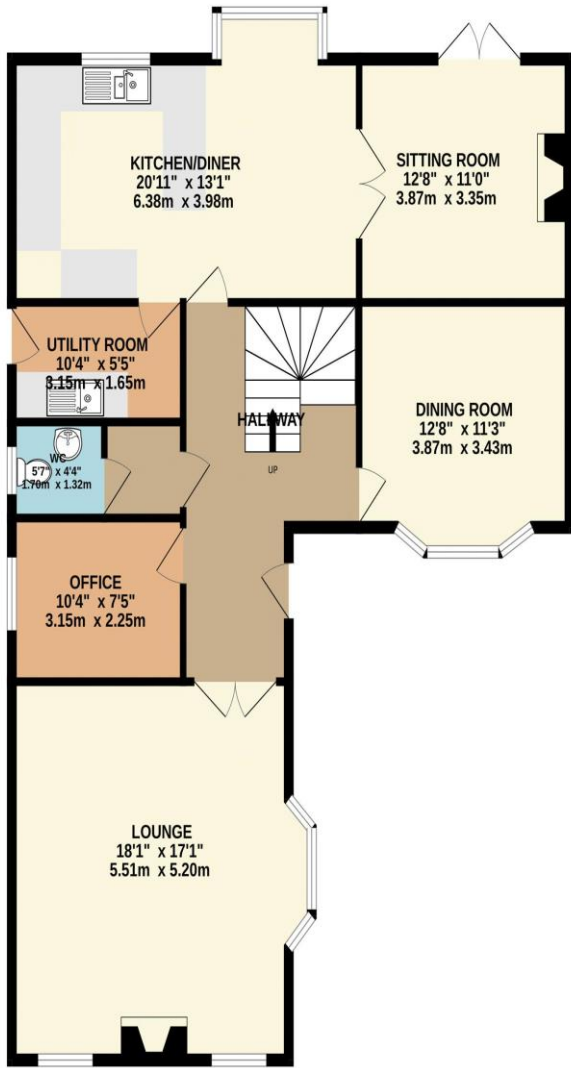
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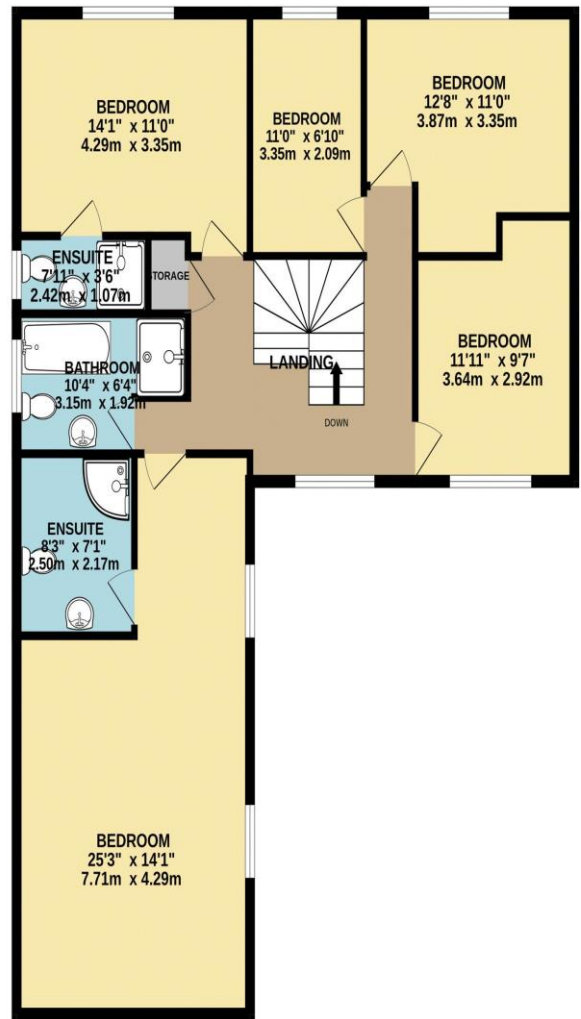




GROUND FLOOR  
1127 sq.ft. (104.7 sq.m.) approx.



1ST FLOOR  
1049 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA: 2175 sq.ft. (202.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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