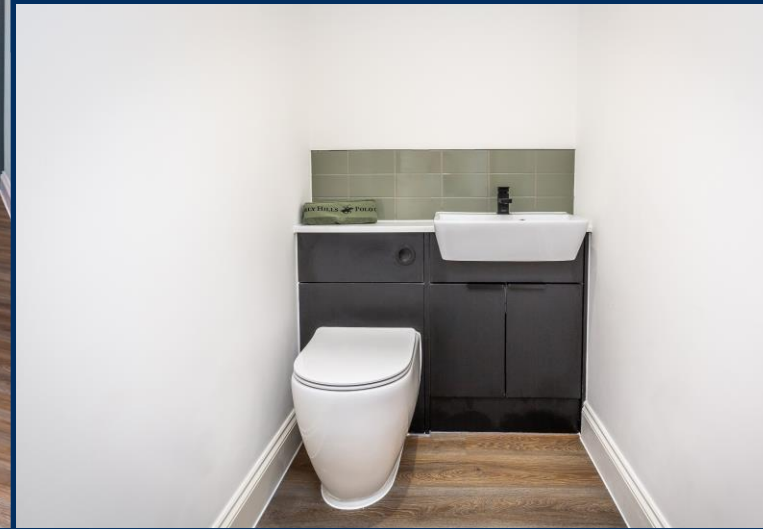




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The Cedar Nettleton Fields

Nettleton Fields is an exclusive development of 19 beautiful homes nestled within the unspoilt village of Nettleton, bordering on the stunning Lincolnshire Wolds.

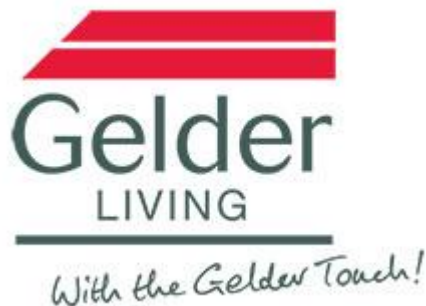
The Cedar, a stylish four bedroomed detached family home, has been designed with a modern family in mind and finished to the highest of standards. It's light and spacious interior comprises of a Main Entrance Hall with Cloakroom, Lounge with bay window, an individually designed fitted Katie Brown Kitchen with integrated appliances, Dining Area and Utility Room. The first floor landing leads to four Bedrooms, En-suite and a Family Bathroom. Outside there is a private block paved driveway providing off road parking and access to the single integral garage. There are lawned gardens to both the front and rear and a patio area.

This property benefits from Photovoltaic solar roof panels and an energy efficient 'A' rated gas boiler ensuring The Cedar has an energy performance rating of 'A'.

Viewing is highly recommended to appreciate this property and the superior standard of finish.

Choice of Kitchen and Bathroom options available depending on time of sale.

Asking Price £399,500



NETTLETON FIELDS

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Or call 01522 510044

29 Silver Street, Lincoln, LN2 1AS



SPECIFICATIONS

- 10 year LABC warranty
- Photovoltaic solar roof panels
- Full fibre broadband
- Energy efficient 'A' rated gas boiler
- 125mm (5 inches) fully insulated cavity wall construction
- 400mm (16 inches) fibreglass loft insulation
- 150mm (6 inches) flooring insulation
- Energy-efficient underfloor heating to ground floor with individual room controls
- Insulated and double glazed UPVC windows and doors
- Brushed chrome door handles, sockets and switches
- Low energy downlights
- USB points in kitchen and master bedroom
- TV point in bedrooms, lounge and kitchen
- Insulated electric garage door

LOUNGE/HALLWAY

- Half glazed door to the lounge
- Flooring included
- Mains wired smoke detectors
- Storage and coat cupboards

KITCHEN/DINER

- Individually designed Katie Brown kitchen with soft close drawers and doors
- Integrated Bosch fridge freezer, combination microwave and dishwasher
- Bosch multi-functional single oven
- Integrated Bosch induction hob and extractor fan
- Feature lighting to kitchen cupboards
- Patio doors to the garden
- Half glazed door to the kitchen
- Separate utility room with door to garden

BATHROOM

- Fully tiled walls
- Flooring included
- Bath with overhead shower
- Fitted furniture/vanity unit
- Electric towel rail
- Electricity supply over the basin
- LTP grout protector treatment

EN-SUITE

- Fully tiled walls
- Flooring included
- Fitted furniture/vanity unit
- Shower enclosure
- Electric towel rail
- Electricity supply over the basin
- LTP grout protector treatment

OUTSIDE

- LED Anthracite external lights to front and rear with PIR
- Turfed front garden and seeded rear garden
- Brick curved wall, fencing and a block paved drive with bollard light to the front garden
- Fencing, paved patio and a path to rear garden
- External tap and double socket to rear



ACCOMMODATION

ENTRANCE HALL

CLOAKROOM

4' 9" x 3' 9" (1.45m x 1.14m)

LOUNGE

15' 0" plus bay window x 10' 8" (4.57m x 3.25m)

KITCHEN/DINER

27' 2" x 9' 8" (8.28m x 2.95m)

UTILITY ROOM

7' 5" x 6' 8" (2.26m x 2.03m)

FIRST FLOOR LANDING

BEDROOM

16' 7" x 11' 1" (5.05m x 3.38m)

EN-SUITE

8' 5" x 4' 2" (2.57m x 1.27m)

BEDROOM

15' 4" x 9' 8" (4.67m x 2.95m)

BEDROOM

11' 4" x 9' 8" (3.45m x 2.95m)

BEDROOM

12' 7" x 8' 5" (3.84m x 2.57m)

BATHROOM

7' 2" x 6' 2" (2.18m x 1.88m)

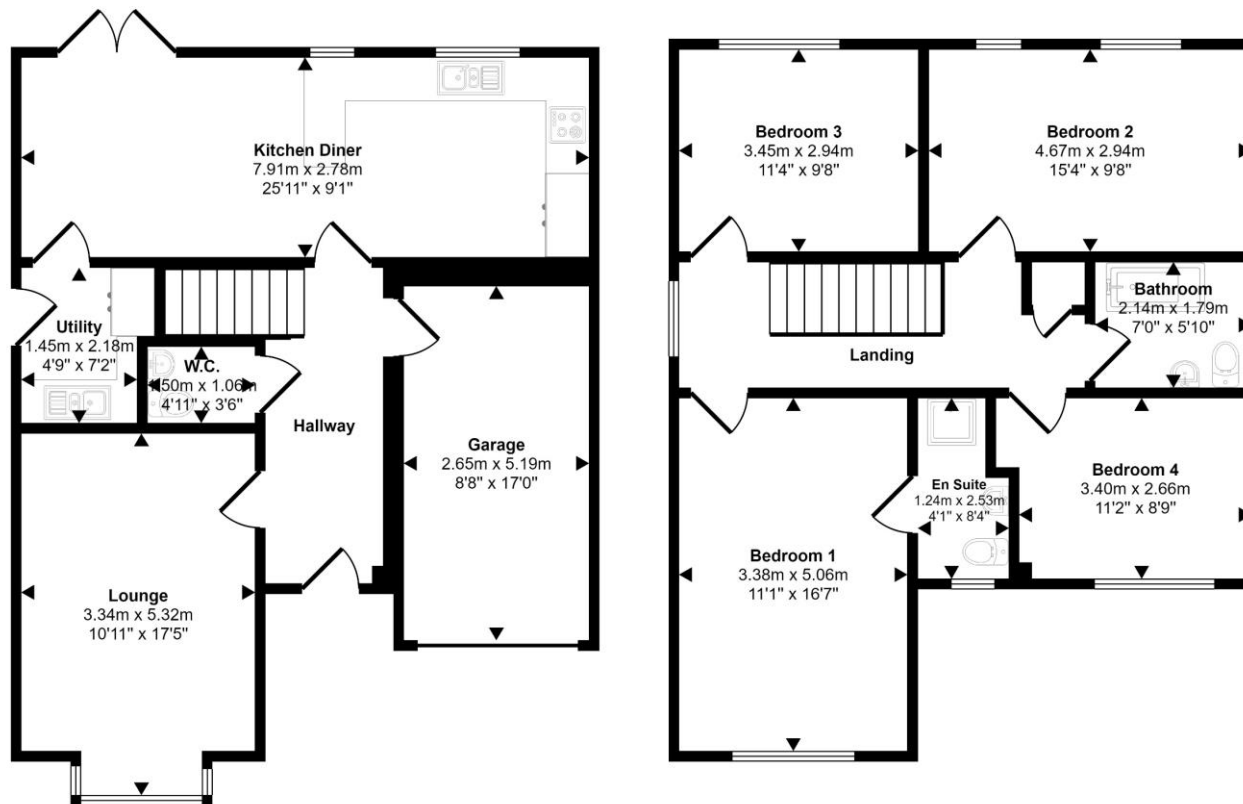
GARAGE

17' 0" x 8' 8" (5.18m x 2.64m)

DISCLAIMER

The internal photographs, floorplan and measurements used in the marketing of this property have been taken from Plot 2 which represents the same type of property.

Approx Gross Internal Area
146 sq m / 1571 sq ft



Ground Floor
Approx 69 sq m / 737 sq ft

First Floor
Approx 66 sq m / 715 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 the real items. Made with Made Snappy 360.



LOCATION

Nettleton is a picturesque village with an ancient history, nestled at the base of the famous Lincolnshire Wolds, an area of outstanding natural beauty.

Village facilities include a village hall, shop, pub and a variety of local accommodation for visitors. The village boasts a popular primary school, and two excellent secondary schools are within the catchment area of the historic town of Caistor. The area is also well served by Doctors and Dentists.

Just a short car ride away are Lincoln, Grimsby, Scunthorpe, Market Rasen, Louth and Humber Bank.

LIFESTYLE

The area around Nettleton has a plethora of activities for the active family including horse racing, golf, fishing, cycle trails, walks along Viking way and clay pigeon shooting. As well as being on the edge of the stunning Lincolnshire Wolds, designated an 'Area of Outstanding Natural Beauty' since 1973. This wonderful area of countryside has some of the most beautiful, unspoilt scenery in the East Midlands, with its rolling hills, hidden valleys, gentle streams and nestling villages.

SCHOOLS

Nettleton Fields has the added advantage of being situated within a mile of several schools with excellent reputations (Caistor Grammar School, Caistor Yarborough Academy and Nettleton Community Primary School).

SERVICES

All mains services available. Gas central heating. Energy efficient 'A' rated gas boiler. Photovoltaic solar roof panels

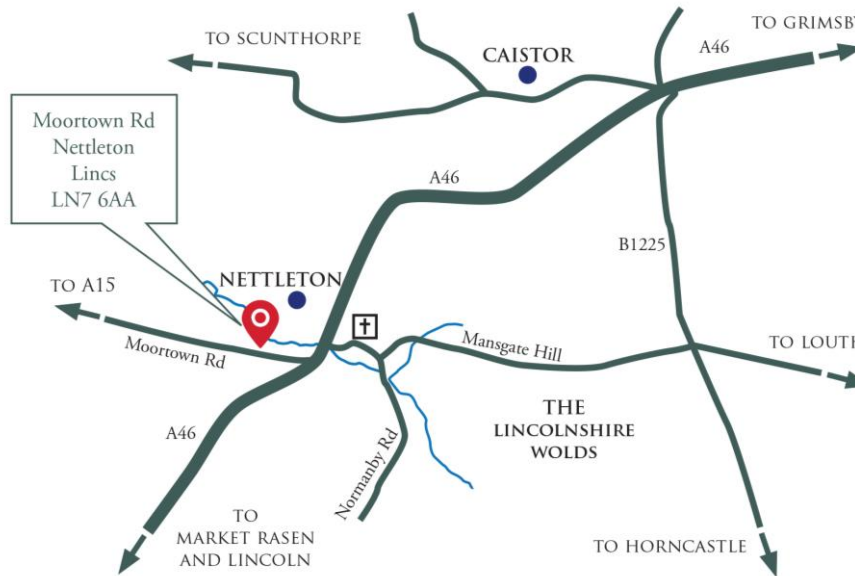
EPC RATING - A

COUNCIL TAX BAND - To Follow

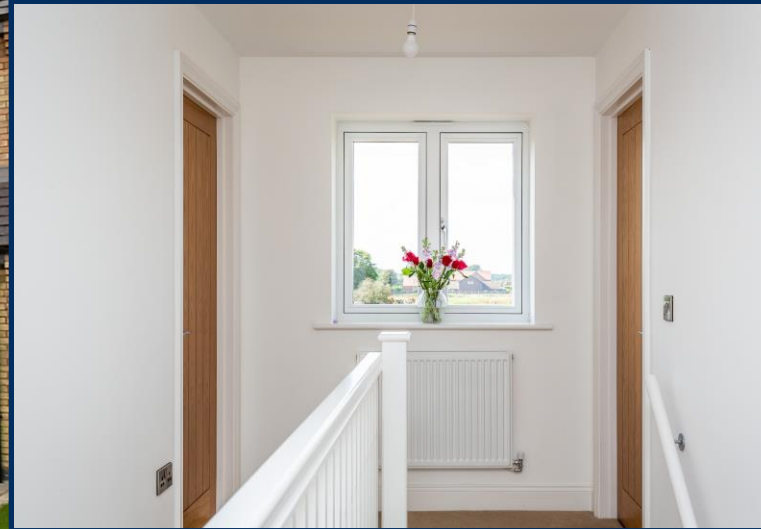
LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.



	●	NETTLETON
	●	CAISTOR 4 MINS
	●	HUMBERSIDE AIRPORT 12 MINS
	●	MARKET RASEN 13 MINS
	●	THE COAST 30 MINS
	●	GAINSBOROUGH 36 MINS
	●	LINCOLN 40 MINS
	●	HULL 45 MINS
	●	NEWARK 1HR 2 MINS
	●	SHEFFIELD 1HR 20 MINS
	●	LONDON 2HRS 22MINS
	●	MANCHESTER 2HRS 30MINS





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

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 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.

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 MRICS.

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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