



**Plot 3, West Garth, Holton Road, Nettleton,
Market Rasen, LN7 6AW**



Book a Viewing!

£495,000

This stunning new build detached family home is located in an exclusive and quiet cul de sac within the village of Nettleton. Designed for modern living, this property features an air source heat pump and underfloor heating throughout the ground floor, ensuring comfort and energy efficiency.

It boasts four spacious double bedrooms, with the master bedroom featuring a generous dressing room and an en suite bathroom, whilst also offering a luxury bathroom with a 4 piece bathroom suite, fully tiled walls and LVT flooring.

The expansive ground floor will have LVT flooring throughout and the accommodation includes a large 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. The 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 and 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 and a 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.

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SERVICES

All mains services available. Air source heat pump.

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

CLOAKROOM

LOUNGE

16' 9" x 13' 6" (5.11m x 4.11m)

OPEN PLAN LIVING KITCHEN DINER

33' 5" x 13' 6" (10.19m x 4.11m)

UTILITY ROOM

7' 11" x 5' 9" (2.41m x 1.75m)

FIRST FLOOR LANDING

BEDROOM 1

13' 9" x 13' 6" (4.19m x 4.11m)

EN-SUITE

8' 5" x 4' 7" (2.57m x 1.4m)

DRESSING ROOM

9' 8" x 5' 2" (2.95m x 1.57m)

BEDROOM 2

13' 6" x 11' 4" (4.11m x 3.45m)

BEDROOM 3

12' 4" x 12' 2" (3.76m x 3.71m)

BEDROOM 4

13' 6" x 9' 8" (4.11m x 2.95m)

BATHROOM

8' 5" x 6' 8" (2.57m x 2.03m)

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 - HOW WE MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge MF and Dale & Co and Gilsion 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 Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 the details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents given their ethical:

- 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 whatsoever in relation to this property.
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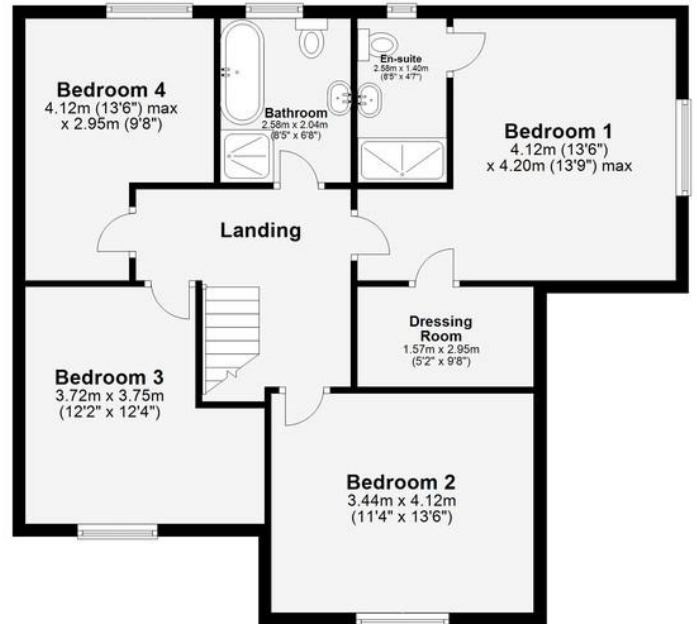
Ground Floor

Approx. 78.7 sq. metres (847.6 sq. feet)



First Floor

Approx. 78.3 sq. metres (843.2 sq. feet)



Total area: approx. 157.1 sq. metres (1690.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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