







# The Rowan 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 Rowan is a superb detached three bedroomed bungalow, with well-proportioned rooms and convenient storage. This single story home has been finished to a high standard and offers accommodation comprising of a bright modern living area with patio doors leading directly into the garden. The individually designed fitted Katie Brown Kitchen is spacious enough to accommodate a breakfast table. The family bathroom and en-suite to the principal bedroom are fully tiled with a modern finish. The block paved driveway provides off road parking and access to the Garage. There are lawned gardens to both the front and rear and a patio area for entertaining.

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

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

## Asking Price £349,500



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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 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 and lounge
- Insulated electric garage door

## LOUNGE/HALLWAY

- Half glazed door to the lounge/dining room
- Fitted carpets with 10 year stain-free warranty
- Mains wired smoke detectors
- Storage and coat cupboards
- Patio doors to the garden

## KITCHEN

- Individually designed Katie Brown kitchen with soft close drawers and doors
- Integrated Bosch fridge freezer, combination microwave, dishwasher and washing machine
- Bosch multi-functional single oven
- Integrated Bosch induction hob and extractor fan
- Feature lighting to kitchen cupboards
- Half glazed door to the kitchen
- Tiled kitchen flooring
- Franke sink

## BATHROOM

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

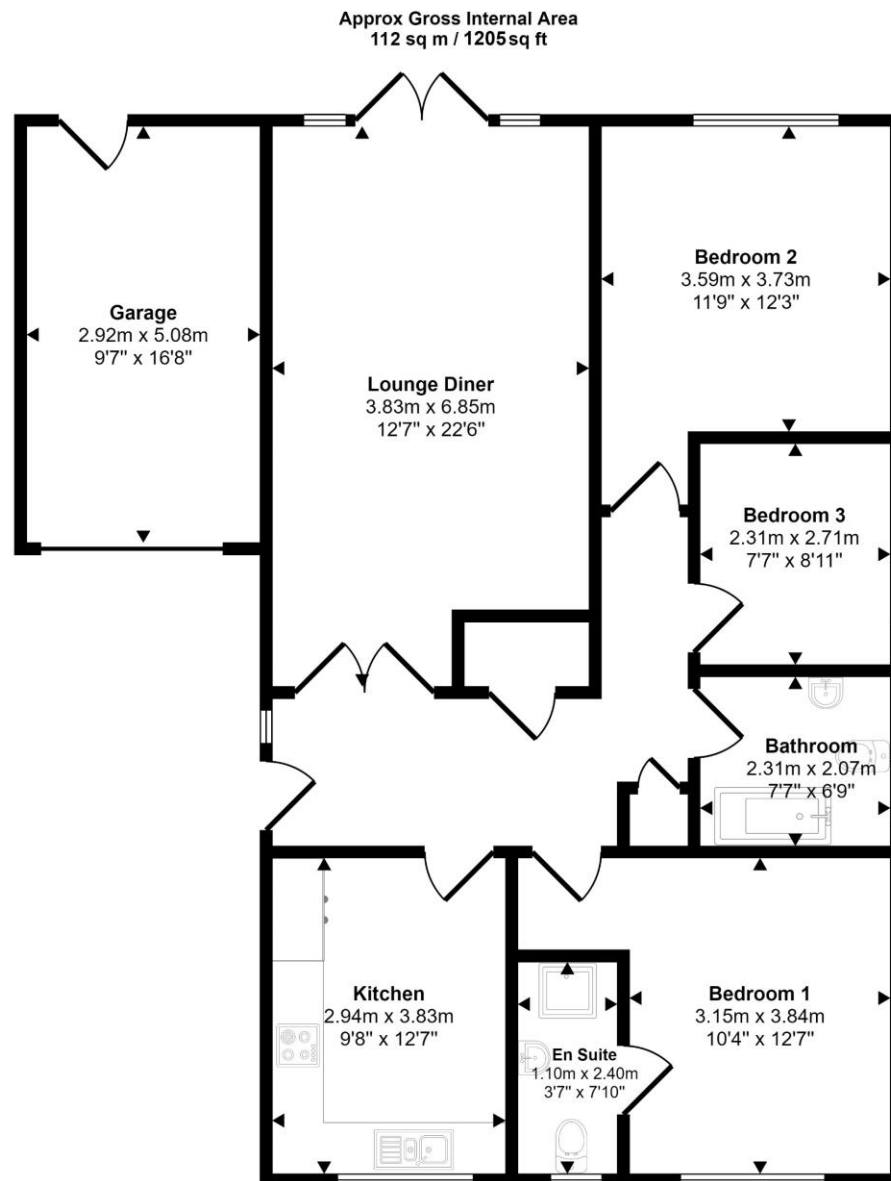
## EN-SUITE

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

## OUTSIDE

- LED external lights to front and rear with PIR
- Turfed front garden and seeded rear garden.
- 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





Floorplan

## ACCOMMODATION

### ENTRANCE HALL

### KITCHEN/DINER

12' 7" x 9' 8" (3.84m x 2.95m)

### LOUNGE

22' 6" x 12' 7" (6.86m x 3.84m)

### BEDROOM

14' 7" x 12' 7" (4.44m x 3.84m)

### EN-SUITE

8' 5" x 3' 9" (2.57m x 1.14m)

### BEDROOM

15' 4" x 11' 8" (4.67m x 3.56m)

### BEDROOM

9' 1" x 7' 5" (2.77m x 2.26m)

### BATHROOM

7' 8" x 6' 8" (2.34m x 2.03m)

### GARAGE

16' 4" x 10' 1" (4.98m x 3.07m)

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

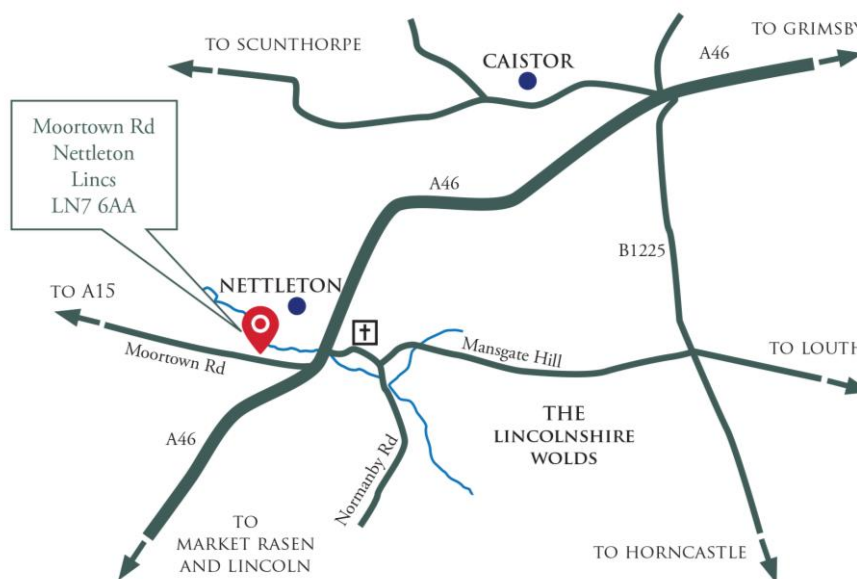
## EPC RATING - A

## 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











**DISCLAIMER** - The internal photos and floorplan used in the marketing of this property have been taken from the Show Home - Plot 3 (The Rowan).

#### **WEBSITE**

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#### **SELLING YOUR HOME – HOW TO GO ABOUT IT**

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#### **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**

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