



## Coach Bridge

Nettleton, Market Rasen, LN7 6NU



Book a Viewing!

**£169,999**

A fantastic opportunity to purchase this detached former blacksmiths barn in the centre of the popular village of Nettleton, just on the outskirts of the Georgian Market Town of Caistor. This unique property is positioned adjacent to the attractive village beck and offers a generous garden to the rear and a bank leading down to the beck itself. Internally the property offers living accommodation comprising of Entrance Porch, Lounge with a bay window and log burner, Kitchen leading to a Conservatory overlooking the rear garden, two Bedrooms, Bathroom and a further Porch/Utility Area. Viewing is recommended and the property is being sold with No Onward Chain.







#### **SERVICES**

Mains electricity, water and drainage.  
Electric heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Nettleton is a picturesque village located in the Lincolnshire Wolds, an area of outstanding natural beauty. The village offers a village hall, shop and a pub. The village boasts a popular primary school and two excellent secondary schools are within the catchment area of the historic town of Caistor and Nettleton. The area is also well served by Doctors and Dentists. There is easy access to Lincoln, Grimsby, Scunthorpe, Market Rasen and Louth.





## ACCOMMODATION

### PORCH

With door leading to the lounge.

### LOUNGE

14' 4" x 13' 0" (4.37m x 3.96m), with UPVC double glazed bay window, fireplace with log burner inset and electric radiator.

### KITCHEN

10' 3" x 8' 9" (3.12m x 2.67m), with UPVC double glazed window, Velux window, tiled flooring, fitted with a range of wall, base units and drawers with oak work surfaces over, Belfast sink, integral oven, four ring ceramic hob, plumbing and space for washing machine and space for fridge.

### CONSERVATORY

11' 11" x 9' 6" (3.63m x 2.9m), with UPVC double glazed windows, external door, tiled flooring and electric radiator.

### PORCH / UTILITY SPACE

5' 9" x 5' 4" (1.75m x 1.63m), with UPVC double glazed windows, external door, tiled flooring and a work surface with plumbing and spaces for washing machine and tumble dryer below.



### INNER HALLWAY

With access to roof void (the loft is boarded out for storage).

### BEDROOM 1

11' 1" x 9' 5" (3.38m x 2.87m), with UPVC double glazed window and electric radiator.

### BEDROOM 2

10' 0" x 9' 9" (3.05m x 2.97m), with UPVC double glazed window and electric radiator.



### BATHROOM

7' 10" x 5' 0" (2.39m x 1.52m), with UPVC double glazed window, low level WC, wash hand basin, bath with electric shower over, partly tiled walls and electric fan heater.



### OUTSIDE

To the front of the property there is a lawned area and access into the property through the entrance porch. To the rear of the property there is a patio seating area, lawned garden, shed and attractive flowerbeds with a rockery which leads down to the village beck.



#### 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](http://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, Dale & Co, Bird & Co 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, J Walter and Callum Lyman 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.

Claverings will be able to provide information and services they offer relating to removals. 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

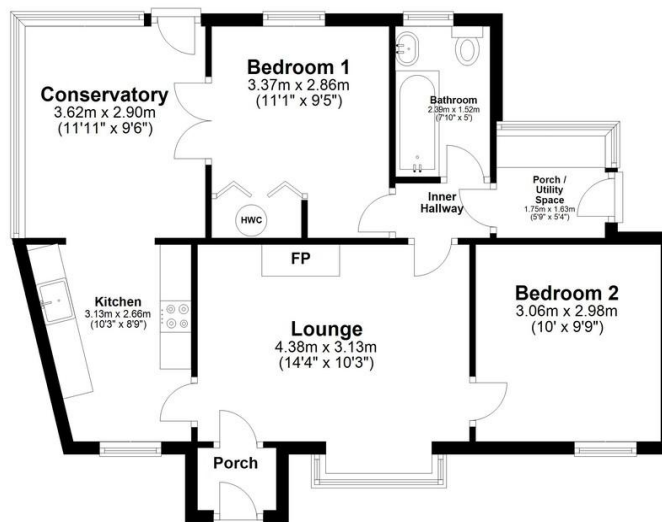
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### Ground Floor

Approx. 62.3 sq. metres (670.3 sq. feet)



Total area: approx. 62.3 sq. metres (670.3 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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LN2 1AS

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

