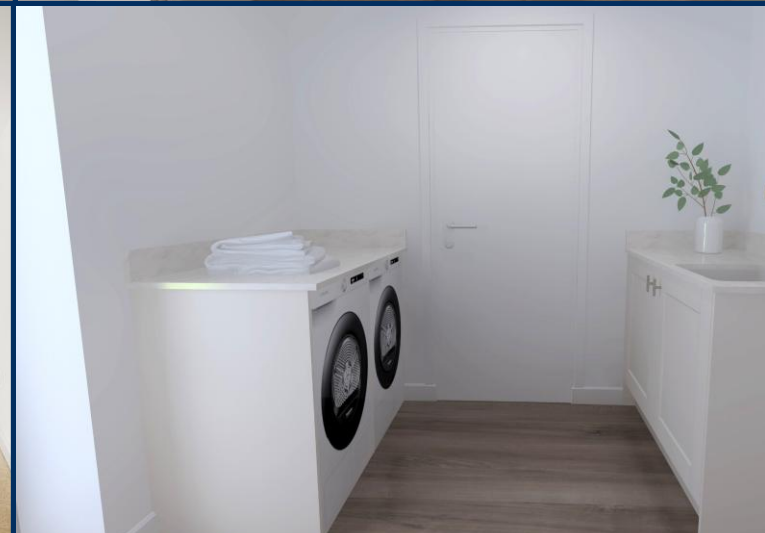






The Ash II

Nettleton Fields

Located in the exclusive Nettleton Fields development, The Ash II is a beautifully designed five-bedroom detached home set within the peaceful village of Nettleton, on the edge of the stunning Lincolnshire Wolds.

This spacious family home features a high-specification kitchen, individually designed with integrated appliances and elegant quartz worktops. The light-filled open-plan dining and living area offers a wood-burning stove and bi-fold doors that lead directly to the rear garden, creating a seamless flow between indoor and outdoor living. Additional ground floor accommodation includes a large, separate sitting room, a dedicated office, and a practical utility/boot room - ideal for busy family life. To the first floor, there are five generously sized bedrooms. The principal bedroom boasts a spacious en-suite bathroom, while two further modern bathrooms serve the remaining bedrooms.

Outside, the home enjoys a prime position within the development, offering pleasant views of the Lincolnshire Wolds. The driveway provides off road parking for numerous vehicles and lawned garden to the rear with a patio area for entertaining.

Asking Price £529,950



Visit us online at www.mundys.net
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 cream 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

SITTING ROOM/HALLWAY/STUDY

- Half glazed door to the lounge, kitchen and study
- Luxury vinyl flooring and fitted carpets with 10 year stain-free warranty
- Mains wired smoke detectors
- Storage and coat cupboards
- Downstairs Cloakroom

LIVING/DINING AREA

- Bi-folding doors to the rear garden
- Wood burning stove and fireplace
- Luxury vinyl flooring
- Contemporary glazed roof lantern

KITCHEN

- Individually designed Katie Brown kitchen with soft close drawers and doors
- Integrated Bosch larder fridge, combination microwave and dishwasher
- Wine cooler
- Bosch multi-functional single oven
- Island with an Induction hob and integrated air vent
- Feature lighting to kitchen cupboards
- Quartz worktop
- Franke sink
- Quooker boiling tap

UTILITY

- Individually designed Katie Brown utility/bootroom
- Patio doors to the garden
- Quartz worktop
- Integrated Freezer
- Franke sink
- Space for washing machine

BATHROOM

- Fully tiled walls and floor
- Bath
- Separate shower enclosure
- Fitted furniture/vanity unit
- Electric towel rail
- Electricity supply over the basin

BATHROOM 2

- Tiled shower enclosure
- Vanity unit
- towel rail
- Electricity supply over the basin

EN-SUITE BATHROOM

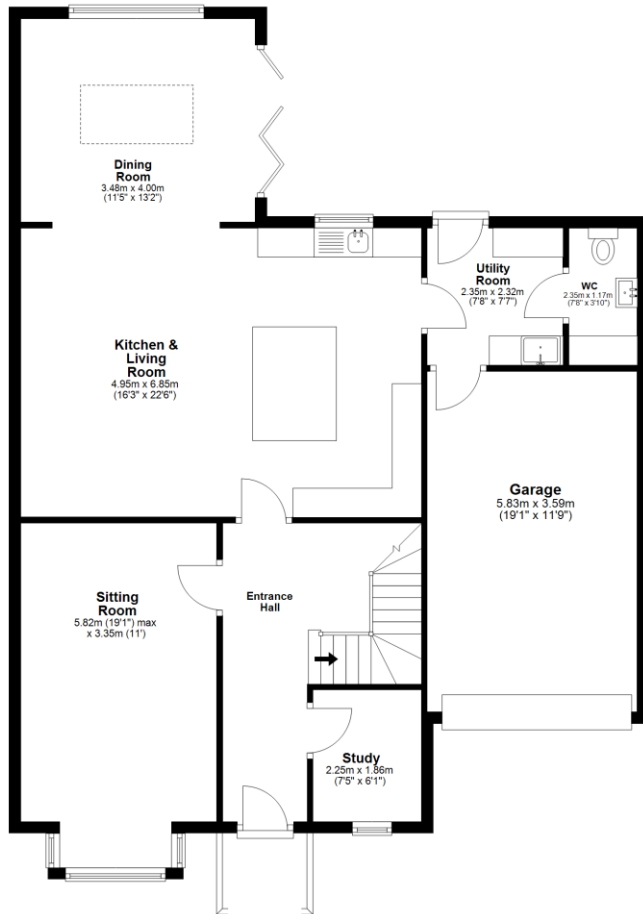
- Fully tiled walls and floor
- Fitted furniture/vanity unit
- Bath
- Shower enclosure
- Electric towel rail
- Electricity supply over the basin

OUTSIDE

- LED external lights to front and rear with PIR
- Turfed front and rear gardens
- Driveway provides off road parking
- Fencing, paved patio and a path to rear garden
- External tap and double socket to rear

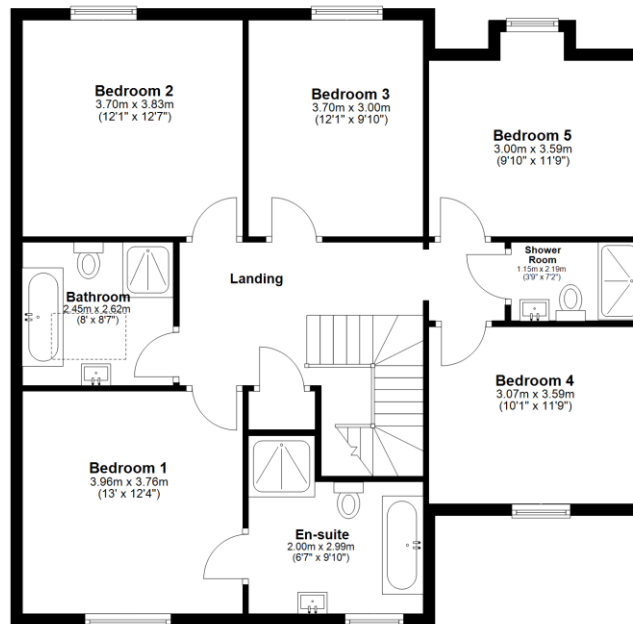
Ground Floor

Approx. 115.6 sq. metres (1244.7 sq. feet)



First Floor

Approx. 98.7 sq. metres (1062.2 sq. feet)



Total area: approx. 214.3 sq. metres (2307.0 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.

ACCOMMODATION

ENTRANCE HALL

STUDY - 7' 5" x 6' 1" (2.26m x 1.85m)

SITTING ROOM - 19' 1" x 11' 0" (5.82m x 3.35m)

OPEN PLAN KITCHEN & LIVING AREA - 22' 6" x 16' 3" (6.86m x 4.95m)

DINING AREA - 13' 2" x 11' 5" (4.01m x 3.48m)

UTILITY ROOM - 7' 8" x 7' 7" (2.34m x 2.31m)

WC

FIRST FLOOR LANDING

BEDROOM - 13' 0" x 12' 4" (3.96m x 3.76m)

EN-SUITE BATHROOM

BEDROOM - 12' 7" x 12' 1" (3.84m x 3.68m)

BEDROOM - 12' 1" x 9' 10" (3.68m x 3m)

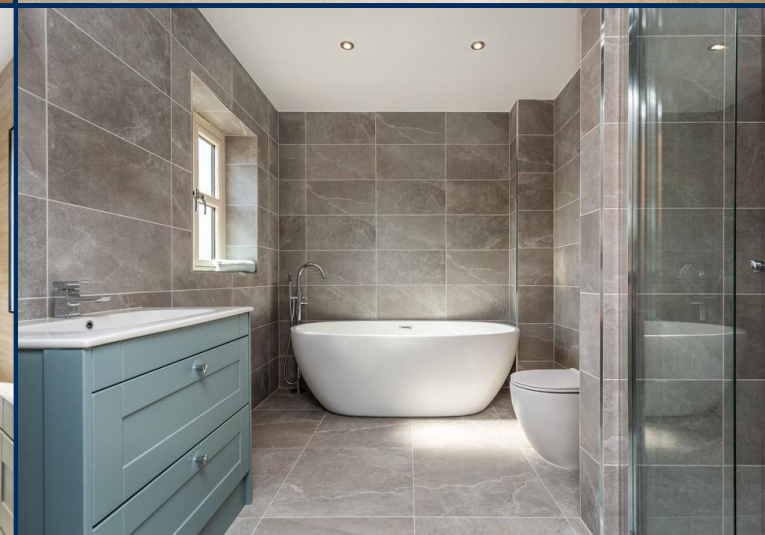
BEDROOM - 11' 9" x 10' 1" (3.58m x 3.07m)

BEDROOM - 11' 9" x 9' 10" (3.58m x 3m)

FAMILY BATHROOM

BATHROOM/SHOWER ROOM

GARAGE



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

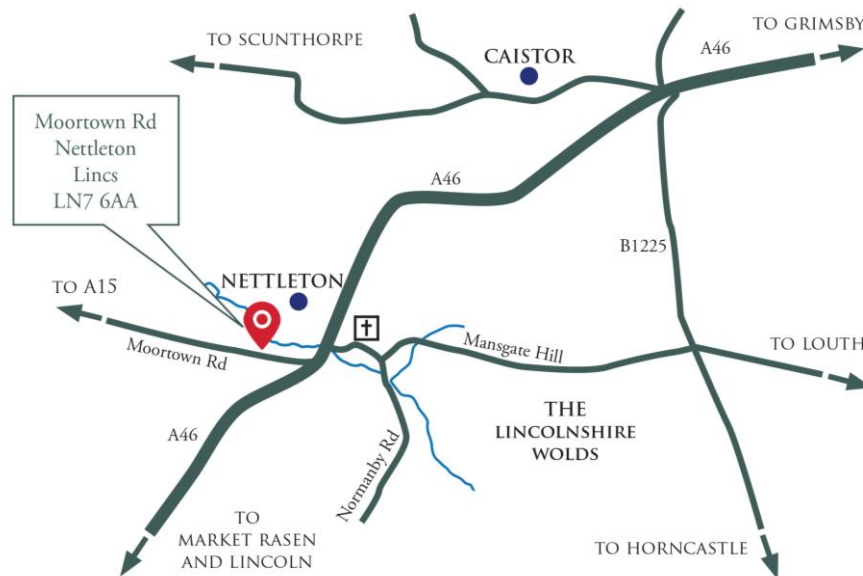
LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

NOTE - The external and internal CGI images and the internal photographs (taken from plots 4 & 7) that have been used in the marketing of this property are for illustrative purposes only and represents the same style of The Ash properties.

The measurements used in the floorplan and marketing materials for this property have been taken from the architect's drawings and are provided as a guide only.



	●	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

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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.

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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:

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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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