

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



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29 Silver Street, Lincoln, LN2 1AS



SPECIFICATIONS

- 10 year LABC warranty
- Photovoltaic solar roof panels
- Full fibre broadband
- Energy efficient 'A' rated gas boiler
- 150mm (6 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
- Warming Drawer
- 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
- Door 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

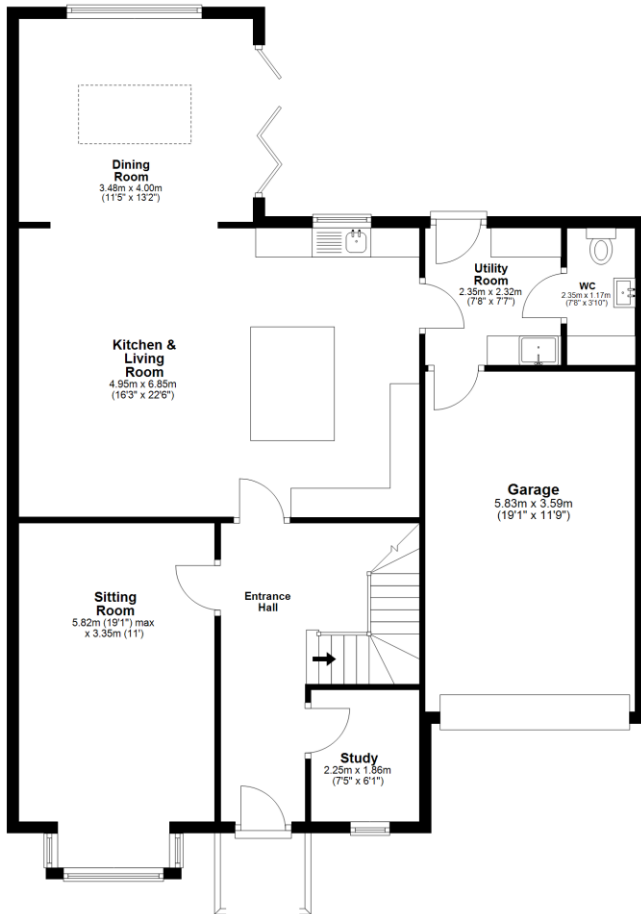
- Fully tiled walls and floor
- Fitted furniture/vanity unit
- Bath
- Shower enclosure
- Electric towel rail
- Electricity supply over the basin

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

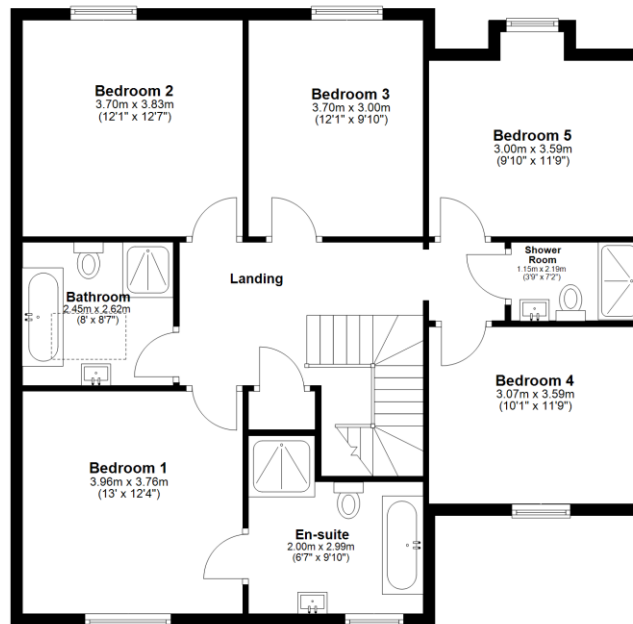
Ground Floor

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)

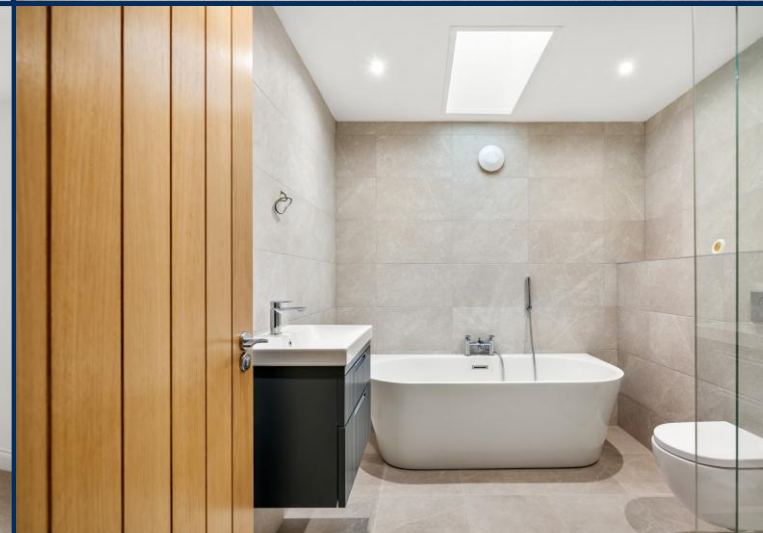
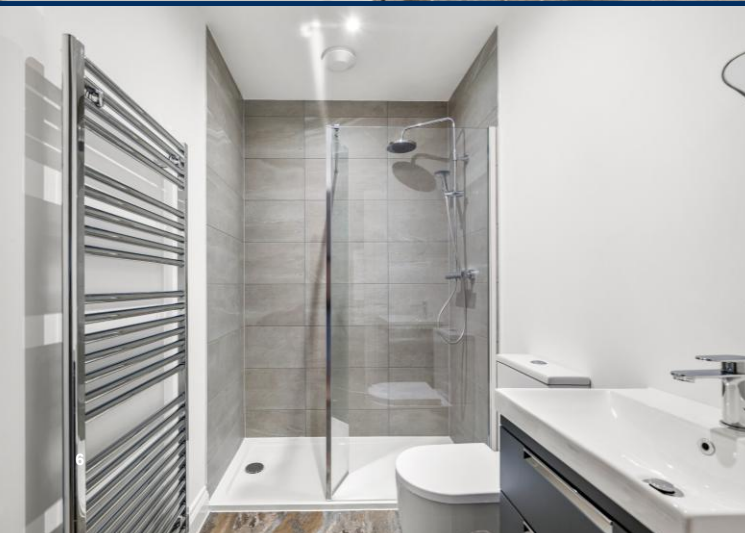
BEDROOM - 11' 9" x 10' 1" (3.58m x 3.07m)

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

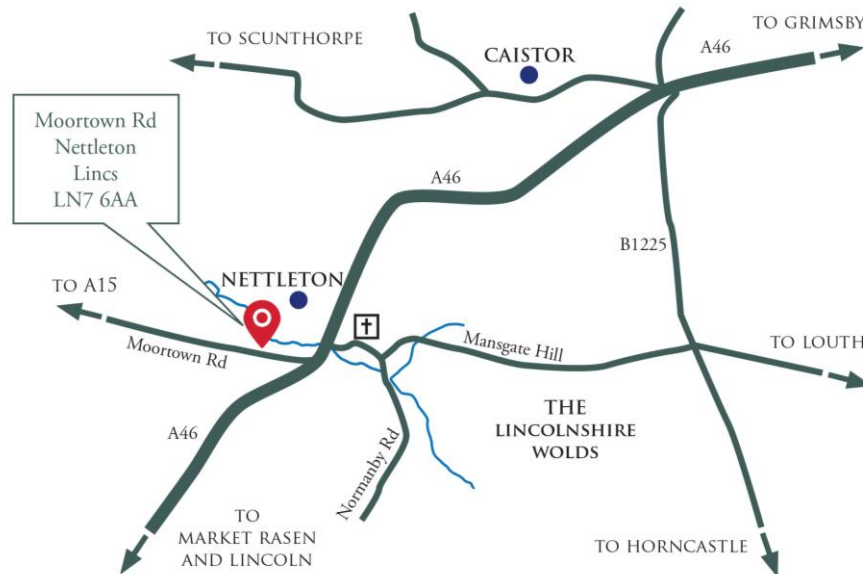
COUNCIL TAX BAND - To Follow

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

NOTE - The 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



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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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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.

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NETTLETON FIELDS

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