



CORTADERA CAISTOR ROAD

NETTLETON, LN7 6NU

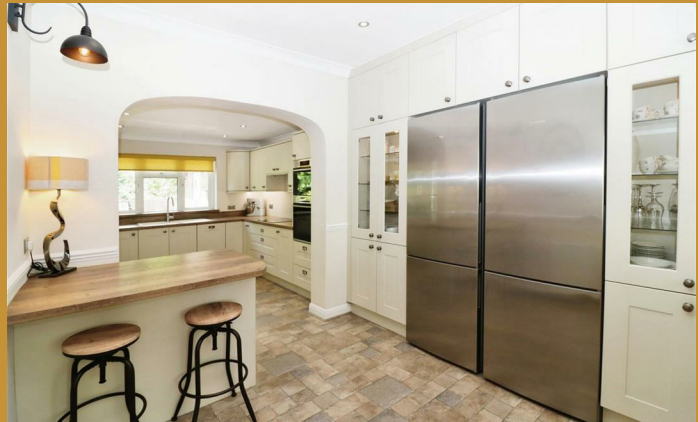
£475,000
FREEHOLD

Announcing 'Cortadera' - very rarely does a home of this stature become available. Offering versatile and flexible living across two floors with divine wraparound gardens and an enviable village position, this really is a 'must view'!



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CORTADERA



Description

Conveniently situated within the charming village of Nettleton, this stunning detached dormer style property has been vastly improved by the present owners and offers a fantastic opportunity for those seeking a spacious, versatile and beautifully finished home.

Upon entering, the welcoming Reception Hallway guides us to the large lounge. Awash with natural light with the focal point of the feature fireplace with multi-fuel burner and ample space for comfy sofas and armchairs, it's just perfect for cosy evenings.

The spacious breakfast kitchen is another highlight, equipped with an incredible range of storage options and quality integral appliances with the added practicality of a breakfast bar area.

Leading to an adjoining conservatory, which also serves as a delightful dining area, overlooking the gardens as well with double doors opening onto a vast elevated patio area - this is such an amazing home for entertaining!

There are three double bedrooms to the ground floor which are serviced by a vast Family Bathroom. The master bedroom comes complete with a luxurious ensuite shower-room, while the second bedroom on the first floor offers a Juliette balcony overlooking the picturesque gardens.

Outside, the wraparound grounds total 0.4 Acres (STS). Bordered by Nettleton Beck on the northern boundary, this indescribably beautiful outside space showcases a exceptional range of horticultural delights concluded by two beautiful gingko trees and a tranquil garden pond with water feature.

Externally, the property continues to impress with a summer house, double garage, log store, bin store, potting shed, garden shed, and an external Utility/Laundry Room.

With flexible, well planned living entwined with an outdoor paradise within a picturesque village setting, 'Cortadera' ticks all the boxes!

RECEPTION HALL

The bespoke oak doorway opens into the welcoming Reception Hallway with parquet flooring and inset 'Axminster' runner, leading to the internal accommodation with windows to the front and an internal feature window to the Breakfast Kitchen.

LOUNGE

The formal Lounge offers stylish comfort, with dual aspect views provided by a large window to the side and bow fronted window to the front elevation. With ample space for large sofas, armchairs and furnishings, the focal points of this impressive reception area also

include the feature fireplace with inset multi-fuel burner and a quirky internal porthole style window to the Conservatory.

BREAKFAST KITCHEN

Thoughtfully and cleverly designed, this beautiful Breakfast Kitchen area features two sections. The first features a breakfast bar seating area with a comprehensive range of full length fitted storage units and glass fronted and shelved display cabinets with feature lighting with two large alcoves for full length fridge and freezer. An open archway invites us to the Kitchen area itself, including an exceptional range of quality appliances to include 'Bosch' multi-functional fan oven and grill with microwave and air-fryer capabilities, a 4 ring 'Belling' induction hob with concealed extractor above and integral dishwasher. The fitted kitchen has a quality modern yet timeless range of units and drawers, extensive worksurface above providing ample working and preparation spaces with an inset resin sink and water softener as well.

CONSERVATORY

Currently utilised as a Dining Area and benefitting from an insulated ceiling, double doors opening onto an extensive patio area which makes this such a perfect spot for summer dining with friends and loved ones.

INNER HALL

Open archway from the Reception Hall leads us to the Bedrooms, Family Bathroom and staircase to the first floor and also features a range of useful fitted storage cupboards, including a fully shelved airing cupboard housing the hot water controls and cylinder.

BEDROOM THREE

With bowed window to the front and a comprehensive range of fitted wardrobes, cupboards and a mirrored and glass shelved central display or dressing table area, whilst this spacious bedroom can easily accommodate a king-size bed and bedside tables, this versatile room has also been utilised as a formal Dining Room.

BEDROOM FOUR

With window to the front and double half height doors opening onto a vast, useful storage area, this double bedroom is currently utilised as a Home Office.

FAMILY BATHROOM

A vastly generous Family Bathroom that services the Bedrooms with elegant ease. Featuring a large corner

bath, vanity wash hand basin with downlighter and inset shaver point above, WC and large corner shower cubicle with direct feed shower with luxurious rainfall shower head and sliding curved double entrance doors.

MASTER BEDROOM

With window to the rear, this spacious Master Suite easily accommodates a king size bed, wardrobes and further furnishings with a door to:

ENSUITE

The luxury ensuite shower-room features a fully tiled corner shower with curved sliding entrance door and double head direct feed shower, WC, vanity wash hand basin with vanity mirror with selective coloured beauty lighting and Bluetooth connectivity options. Tiling to half walls, radiator, window to the side and towel rail radiator.

STAIRCASE TO BEDROOM TWO

Return Staircase rising to:

BEDROOM TWO

Offering endless potential, this is a fantastic space that can be utilised however a future owner may desire. The 2nd Bedroom is currently used as an additional Music Room / Snug with 2 windows to one side and 3 velux style window to the opposite, this fantastic room also features a Juliette balcony with gorgeous elevated views over the gardens. With ample space for an additional Study area at the top of the stairs there is also a door to:

LOFT ROOM

Ripe for further conversion if desired, this massive boarded eaves/loft space has power, lighting and velux style window to the front. The current vendors have been advised that there could easily be scope to add an additional bedroom and ensuite if desired and subject to necessary consent.

OUTSIDE

The wraparound plot quite simply must be viewed to be fully appreciated. A gated gravelled return driveway sweeps to the Garage area, providing ample off road parking whilst the front gardens are set to two areas. The first is overlooked by the property, with steps down past raised flowerbeds, the formal lawn has well established immaculate borders with an inset circular feature. To the side of the Garaging area is a vast vegetable bed area which could easily be set to

lawn or utilised for further parking if required.

To the right of the property is a smaller lawned area to the northern boundary with gated access into the rear gardens and a gated accessway with tiered steps down to the bordering Nettleton Beck - a tranquil pathway meanders alongside it with raised full length borders and flowerbeds running alongside. The Herb Garden area also offers hard-standing for a greenhouse if desired.

The Main Garden itself just offers an abundance of practically indescribably exquisite features and horticultural wonders that actually must be viewed to be fully appreciated! A pergola laden with beautiful wisteria with steps down to the sweeping formal lawns bring us to the garden pond, complete with goldfish and water feature, the summerhouse and various seating areas enjoy this picturesque and soothing outlook. There are enchanting borders and flowerbeds and the most spectacular well established flowers, shrubs and trees, the most noteworthy being the 2 Ginkgo trees. This ever changing garden is simply a kaleidoscope of colour and beauty that concludes with steps up onto the extensive paved patio area - ideal for large garden furniture and summer BBQS.

UTILITY/LAUNDRY ROOM

Situated just off the patio area, this useful Utility / Laundry Room has a window to the rear, space for washing machine, tumble dryer with fitted units and work surface with inset sink unit above. Also housing the wall mounted gas (LPG) fired boiler.

GARAGE

The Timber Garage has double opening doors, power, lighting and windows to the side elevation.

OUTBUILDINGS

Adjoining the Garage is a handy range of Timber outbuildings with a covered access walkway for added convenience. Featuring a Wheeliebin storage area, log store and potting shed / garden tools and storage areas. There is also a further Timber Garden Shed to the rear with internal lighting and external sensor lighting

A pretty Summer House overlooks the garden pond to the bottom of the garden, with double opening doors and power, this is a perfect spot to sit, unwind and enjoy the gorgeous outlook!

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ADDITIONAL INFORMATION

Local Authority – West Lindsey District Council

Council Tax – Band D

Viewings – By Appointment Only

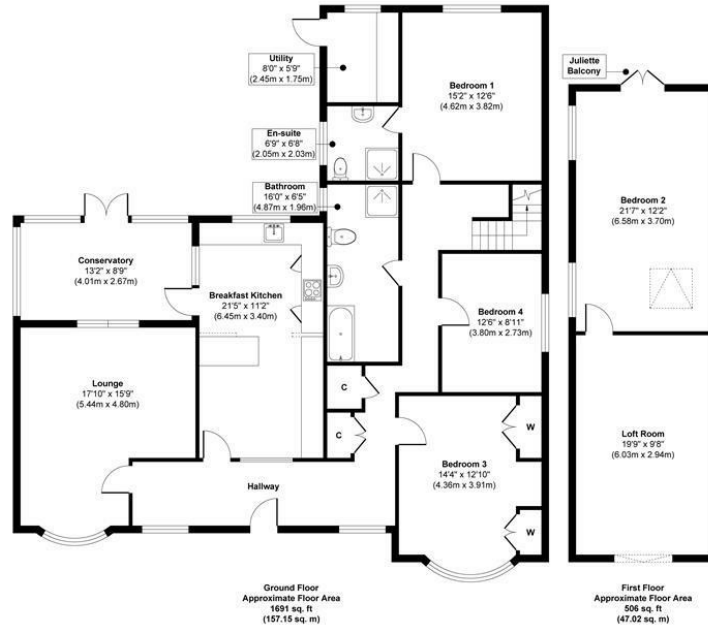
Floor Area – 2197.00 sq ft

Tenure – Freehold





Caistor Road, Nettleton



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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