



5 LAPSTONE CLOSE

NETTLETON, LN7 6BT

£465,000
FREEHOLD

Welcome to Lapstone Close.

Situated on an exclusive cul-de-sac of just five executive homes constructed in 2021.

Beautifully blending quality finishes with thoughtful flair whilst delivering comfortable and well proportioned family living space throughout.



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Description

Nestled on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty and within excellent school catchment areas, this wonderful home truly is a rare find - offering a blend of modern living, ample space, and high-quality finishes with characterful twists throughout not often found in a modern property!

As you step inside, the welcoming reception hallway boasts a stunning oak feature staircase that rises to the impressive mezzanine style Landing, adding a touch of eye-catching elegance. The hallway itself invites us onto two reception rooms that offer ample and versatile family spaces, perfectly suited for relaxation and entertainment.

The heart of this home lies in its beautifully designed breakfast kitchen with a vast range of quality integrated appliances, a superb central island and with double doors opening onto the rear garden. Practicality for everyday life is also easily catered for by the Utility/Laundry Room and Ground Floor WC and the ground floor also benefits from zoned underfloor heating for added comfort.

Heading to the first floor, the Master Bedroom Suite offers a Dressing Room and beautiful Ensuite Shower-room.

The luxury family bathroom services the remaining three bedrooms, ensuring convenience for all residents.

The walled rear garden offers a private outdoor sanctuary, perfect for enjoying a morning coffee or hosting summer parties.

With parking provision for several vehicles and a detached double garage providing extra storage space and parking options.

RECEPTION HALL

An impressive composite door with full length side panel opens into the welcoming Reception Hallway with oak doors leading to all principal rooms and the stunning oak and glazed return feature staircase rising to the First Floor that immediately draws the eye upward. With open recess beneath the staircase and LVT flooring.

LOUNGE

A generously proportioned reception room with window to the front, and double doors leading onto the rear garden, LVT flooring providing ample space for media outlets, large comfy sofas and armchairs.

DINING ROOM

With window to the rear, LVT flooring and would easily accommodate a dining table and chairs - the perfect space for dinner parties as well as everyday life.

WC

Having WC and floating vanity wash hand basin with LVT flooring, frosted window to the rear and extractor

BREAKFAST KITCHEN

With LVT flooring flowing through the entire open plan space, this wonderful and well planned room is flooded with natural light and also features double doors that open onto the rear garden.

The Kitchen Area itself has a contemporary range of fitted units to base level with complimenting granite worksurfaces and upstands plus further units and glass fronted display cabinets with feature lighting to eye level. The useful central island also boasts a beautiful granite topped working area complete with induction hob and extractor to the ceiling above that extends onto a contrasting wood finished breakfast table area complete with low level feature lighting above.

The quality finishes and thoughtfulness in this home's design continues with a vast range of fitted integral appliances to include fridge, freezer, dishwasher, drinks cooler and microwave. A window to the front garden sits above the inset resin sink unit with mixer tap over and an additional window to the side elevation.

Door to:

UTILITY ROOM

Generously proportioned and extremely handy Utility/Laundry Room with inset sink unit, and mixer tap over, a useful range of contemporary fitted units,

work surface and upstands complimenting those in the Kitchen area, with space for washing machine and tumble dryer, wall mounted gas fired boiler concealed in a storage unit, LVT flooring and a door to the side.

FIRST FLOOR LANDING

The Return Landing invites us to all principal rooms not without drawing the eye skyward past the feature chandelier and to the velux style windows set into the beautiful vaulted ceiling. There is a further feature window to the front elevation.

MASTER BEDROOM

The bright Master Bedroom enjoys a window to the front and ample space for bedroom furniture, with doors to:

ENSUITE

The luxurious Ensuite Shower-room offers a gloss finished tiled walk in shower cubicle with opening door and double head (one rainfall style) direct feed shower, WC and floating vanity wash hand basin with vanity mirror with beauty lighting facilities. With tiled flooring, chrome effect towel rail radiator, recessed lighting and velux style window enhancing the part vaulted ceiling as well as a further frosted window to the side.

DRESSING ROOM

With a clever, contemporary range of fitted drawers and closets providing ample storage and a velux style window to the part vaulted ceiling.

BEDROOM TWO

A spacious double bedroom with window to the rear.

BEDROOM THREE

A spacious double bedroom with window to the front.

BEDROOM FOUR

With a window to the rear, the final bedroom is currently utilised as a Study and provides ample room for a queen bed and further bedroom furnishings. This room also provides access to the loft via the ceiling hatch.

FAMILY BATHROOM

Sliding entrance door opens into the shower cubicle with direct feed double head (one rainfall style) shower with tiling to majority walls and a full gloss finished tiled feature wall to the luxurious freestanding skipper bath with curved high rise waterfall mixer tap over and separate handheld shower wand attachment - this is a sublime space for relaxing and unwinding! The Bathroom is further complimented by the floating vanity wash hand basin with vanity mirror with beauty lighting capabilities above, chrome effect towel rail radiator, velux style window to part vaulted ceiling and tiled flooring.

OUTSIDE

A block paved double driveway providing ample off road parking for multiple vehicles and leading to the Detached Double Garage with two side courtesy gateways leading to the rear garden and side Utility Room doorway.

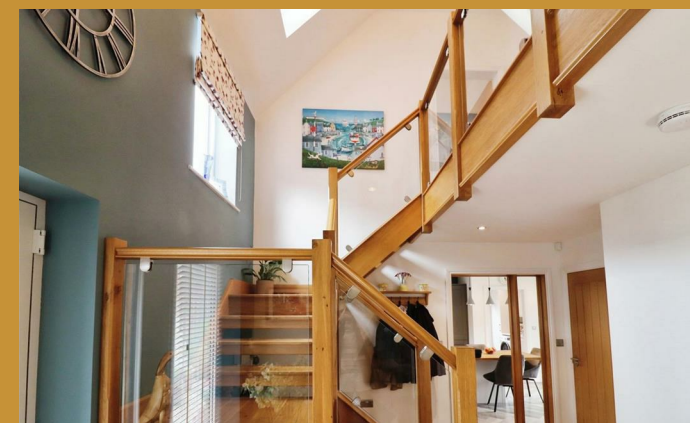
The formal front lawn runs to the side of the driveway and is then parted by a paved pathway leading to the stunning oak framed entrance portico with external feature lighting and leads onto a pebble finished garden area with inset shrubbery, ideal for seasonal pots and planters.

The east facing rear garden is a truly beautiful space, set predominantly to the formal lawn with superb flowering and shrub borders with pretty climbers entwining the trellis along the pretty walled boundaries. Two paved patio areas are perfect for summer entertaining and may be accessed by the double doors from the Lounge and the Breakfast Kitchen. There are useful storage areas to the rear of the garage and also to the far side of the property providing space for garden sheds and wheelibins.

DOUBLE GARAGE

A generous double garage complete with power, lighting, side courtesy access door opening into the rear garden, eaves storage capabilities, double electric roller door and a useful built in double cupboard to the far right corner.

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ADDITIONAL INFORMATION

Local Authority – West Lindsey District Council

Council Tax – Band E

Viewings – By Appointment Only

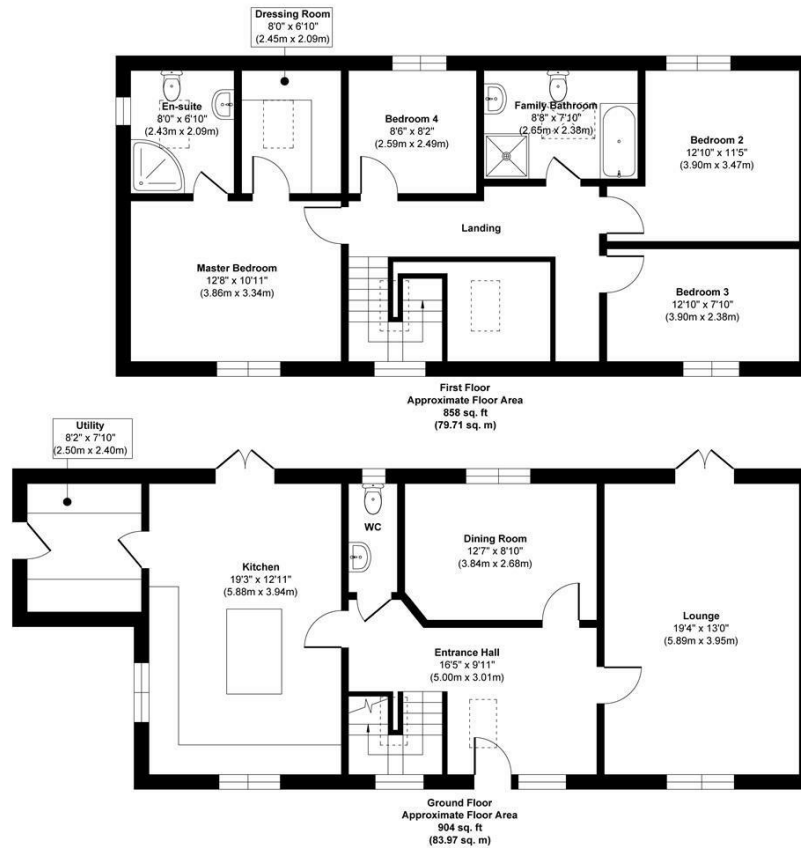
Floor Area – 1711.00 sq ft

Tenure – Freehold





Lapstone Close, Nettleton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(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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