

## 11B CRICKETS DRIVE

NETTLEHAM, LN2 2GS

**£390,000**  
**FREEHOLD**

Welcome to Crickets Drive.

Nestled within the prestigious Cricketers Walk by 'Truelove Property' development in the highly regarded and well serviced village of Nettleham, this fantastic family home has so much to offer.



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## 11B CRICKETS DRIVE



### Description

Nestled on Crickets Drive in the charming village of Nettleham, this nearly new detached house, completed in 2023 by the esteemed Truelove Homes, presents an exceptional opportunity for discerning buyers. With its striking stone facade, this property exudes modern elegance and is designed for comfortable family living.

Upon entering the reception hallway, you are welcomed into a spacious dual aspect lounge, which features a delightful fireplace with an inset gas stove, perfect for cosy evenings. The bright dining kitchen is a true highlight, boasting a quality fitted kitchen, central island and double doors that open seamlessly to the gardens, creating an inviting space for both entertaining and everyday family life. For added convenience, there is also a useful Utility Room and Ground Floor WC.

The first floor hosts a generous master bedroom, complete with an ensuite shower room, ensuring privacy and convenience. Two additional large double bedrooms provide ample space for family or guests, all serviced by a luxurious family bathroom that reflects the high standards of the home.

Set on a generous plot, the property benefits from a long block-paved driveway, offering parking for up to three vehicles, alongside a garage equipped with an electric door for added convenience. This home is not only a sanctuary of comfort but also a practical choice for modern living.

With its contemporary design, spacious interiors, and prime location in Nettleham, this property is a

must-see for anyone seeking a stylish and functional family home.

Don't miss the chance to make this exquisite house your new home.

### Entrance Hallway

The welcoming Entrance Hallway has doors leading to all principal rooms and the oak staircase rising to the First Floor.

### Lounge

A generously proportioned formal reception room with dual aspect views provided by a window to the front and side, a feature fireplace with rustic exposed brickwork, hardwood mantle and inset large gas logburner - perfect for cosy nights in front of the fire! There is also ample space for media outlets, large comfy sofas and armchairs as well and a useful storage closet.

### Dining Kitchen

This wonderful and well planned family space is flooded with natural light and also features a useful door to the Utility Room and double doors opening onto the rear garden and patio area. The Dining area provides ample space for dining table and chairs with a large display alcove and downlighting to one wall and the Kitchen area is cleverly distinguished by a quartz topped central island with convenient breakfast bar overhang. With a classic range of fitted units with complimenting quartz worksurface over and quartz upstands, the quality finishes and thoughtfulness in this home's design continues with a vast range of fitted integral appliances to include fridge freezer, dishwasher, oven and hob with complimenting chimney style extractor above. A window to the rear garden sits above the inset sink unit with mixer tap over. Door to:

### Utility

With fitted storage, work surface and areas for a washing machine and tumble-dryer beneath, this is a useful and practical working space.

### WC

With space for cloaks, wash hand basin and with WC.

### First Floor Landing

The spacious return landing provides access to all principal first floor rooms with ceiling loft access hatch as well.

### Bedroom One

The bright and airy Master Bedroom enjoys a large window overlooking the front and having more than ample space for bedroom furniture.  
Door to:

### Ensuite

Modern. luxurious ensuite shower-room with tiled flooring, side splashscreen and direct feed shower and beautiful tiling to majority walls. Vanity wash hand basin, WC, towel rail radiator and obscured window to the side.

### Bedroom Two

A spacious double bedroom with window to the rear and a fitted wardrobes with sliding, mirrored doors.

### Family Bathroom

Modern. luxurious ensuite bathroom with tiled flooring, large bath with side splashscreen and direct feed shower over and beautiful tiling to majority walls.

Vanity wash hand basin with beauty lit vanity mirror above, WC, towel rail radiator and obscured window to the side.

### Bedroom Three

The final double bedroom is also of generous proportions with window to the front.

### Outside

Set to a generous plot, the garden area is fully fenced, secured and ready for the next owner to put their own stamp on it! Featuring a paved patio area and side wheeliebin storage area with gated access leading to the front entrance as well for added convenience. The property also has the added benefit of external uplighters and 2 outside taps.

### Garage

With electric door and courtesy door to the rear garden, also housing the gas fired central heating boiler.

### Specification Notes

Ground Floor

Underfloor Heating with Zoned 'Nest' control system  
'Amtico' LVT Flooring

First Floor

Cast iron radiators  
Wool carpets

Approx 8 Years remaining LABC Warranty as well as a 6 months Builders Snagging List

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### ADDITIONAL INFORMATION

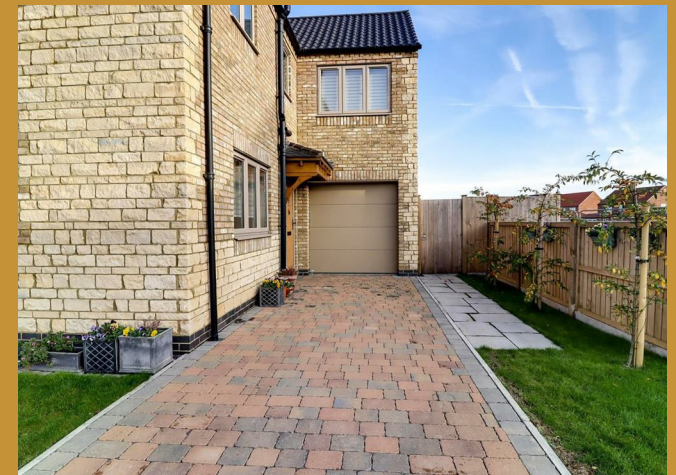
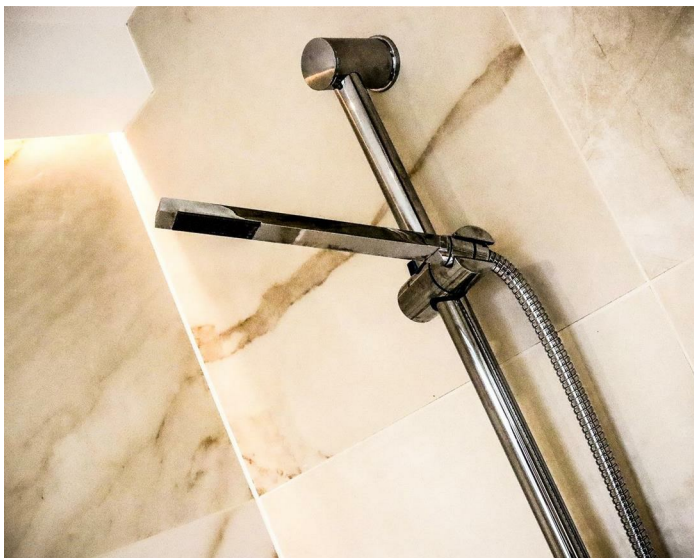
**Local Authority** – West Lindsey

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1136.00 sq ft

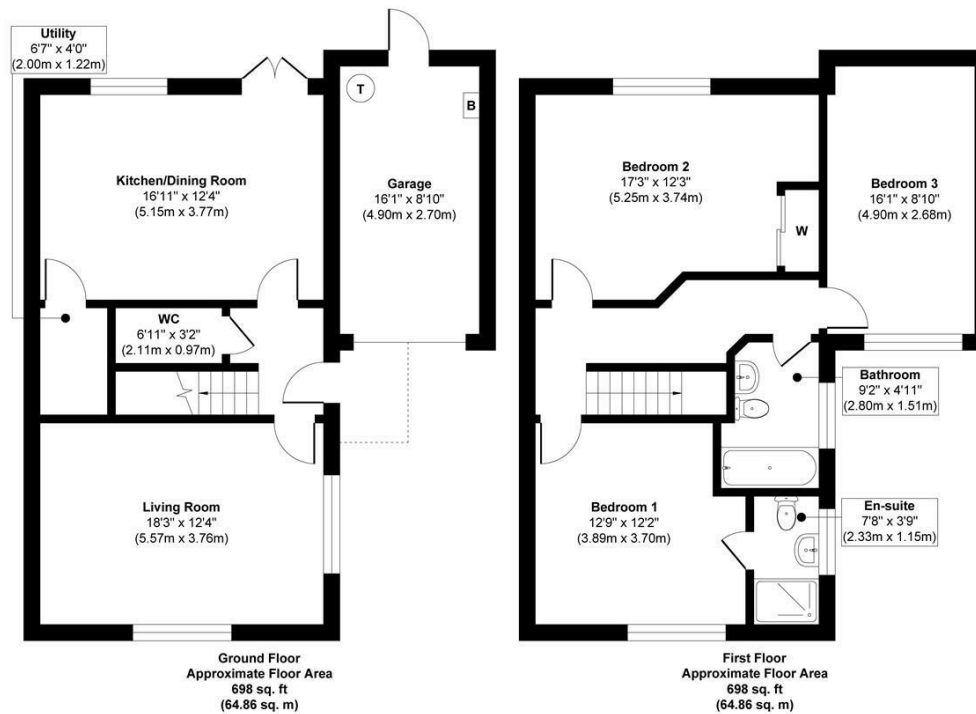
**Tenure** – Freehold







## Cricket Drive, Nettleham



Approx. Gross Internal Floor Area 1396 sq. ft / 129.72 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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